

***LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Date/Time:
Tuesday, July 12, 2022
6:30 p.m.***

***Location:
Lakeshore Ranch Clubhouse
19730 Sundance Lake Boulevard
Land O' Lakes, Florida 34638***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Lakeshore Ranch Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

Board of Supervisors

Lakeshore Ranch Community Development District

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Lakeshore Ranch Community Development District is scheduled for **Tuesday, July 12, 2022 at 6:30 p.m.** at the **Lakeshore Ranch Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida, 34638.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault

District Manager

813-564-7847

Cc: Attorney
Engineer
District Records

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, July 12, 2022
Time: 6:30 PM
Location: Lakeshore Ranch Clubhouse
19730 Sundance Lake Boulevard
Land O' Lakes, Florida 34638

Dial-in Number: +1 312 626 6799
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

Note: For the full agenda package, please contact patricia@breezehome.com

- I. Roll Call**
- II. Pledge of Allegiance**
- III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- IV. Operations Management** Exhibit 1
 - A. BREEZE Operations Report
- V. Professional Vendor Operations**
 - A. Steadfast Environmental Waterway Inspection Report Exhibit 2
 - B. Yellowstone Landscape Report Exhibit 3
 - C. Consideration of Yellowstone Proposals
 - Consideration of Irrigation Repair Proposal - \$172.48 Exhibit 4
 - D. District Engineer – Greg Woodcock
 - Proposed Fence Review – 19608 Lonesome Pine Drive Exhibit 5
 - Proposed Temporary Access Agreement - 8224 Eagle Brook Exhibit 6
 - Proposed Driveway Improvements – 8341 Eagle Brook Exhibit 7
 - Proposed Driveway Improvements – 8410 Auburn Rise Court Exhibit 8
 - Pond Erosion Review Report Exhibit 9
- V. Amenity Management**
 - A. Amenity Center Management Report Exhibit 10
 - B. Discussion of Visual Enhancements Paint Proposal Exhibit 11

VI. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 14, 2022 Exhibit 12
- B. Consideration for Acceptance – The April 2022 Unaudited Financial Report Exhibit 13

VII. Business Matters

- A. Review of Supervisor Appointment Process by District Counsel
- B. Review of Statement of Interests for Board Supervisor Seat Exhibit 14
 - Charles Weissing
 - Ray Lotito
- C. Oath of Office of New Supervisor Exhibit 15
- D. Consideration for Adoption **Resolution 2022-09, Re-Designation of Officers** Exhibit 16

VIII. Staff Reports

- A. District Manager
 - Presentation of the Security Services RFP Exhibit 17
 - Presentation of the Amenity Services RFP Exhibit 18
- B. District Attorney

IX. Supervisors Requests

X. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

XI. Adjournment

EXHIBIT 1.

Lakeshore Ranch CDD



July 2022

Summary

- **Inspection Dates: Week of June 27, 2022**

- **District Physical Environment:**

- Sidewalk grinding complete
- Entry Lighting – Awaiting product on backorder for install. Lights are backordered until 8/3
- Bench has been replaced by Dog Park
- Pond sign addition to pond 26 is complete
- Few Irrigation breaks at the Amenity Center have been repaired
- Trees have been removed that were approved at last meeting
- Fluorescent Pylon – Engineer working with FDOT contact
- Contract for Guardhouse RFP/Management being drawn up by Attorney with Patricia

- **Staff Requests:**

None at this time.

General District Maintenance



Irrigation Repairs & Pond Signs

General District Maintenance



Sidewalk grinding – before & after

General District Maintenance



New Bench by Dog Park

General District Maintenance



Splitting Rail Attached

General District Maintenance



Weeds in Beds

General District Maintenance

Pond Erosion – Engineer is working on it

Pond 28 – Fish Kill. Pond had a turnover event and a proposal for aeration will be provided for review from Steadfast.

Pond 9 - had non-beneficial plants treated this past month

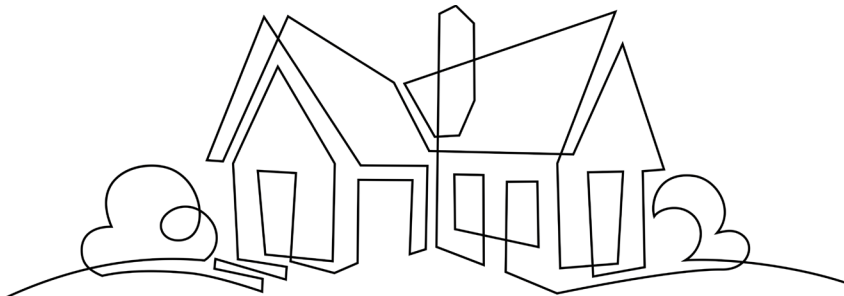


EXHIBIT 2.



LakeShore Ranch CDD Aquatics

Inspection Date:

6/27/2022 9:39 AM

Prepared by:

Victor Paniagua

Business Development Coordinator

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 47

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Shoreline and water are clear no other issues at this time.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 15

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Shoreline and water are clear no other issues at this time.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level is low. Shoreline is clear. Water has algae. Will be addressed at next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	<input checked="" type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Shoreline is clear. Minimal surface algae on the water. Will be addressed at next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Dead algae on water. Will breakdown within a week. Shoreline clear. No other issues at this time.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 25

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Shoreline and water are clear no other issues at this time.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 26

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Shoreline and water are clear no other issues at this time.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 27

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Shoreline and water are clear no other issues at this time.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

Inspection Report

SITE: 37

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Shoreline is clear. We are selecting treating the moderate amount of Spatterdock and torpedo grass that is mixed in with arrowhead. Will continue to address this at every visit

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Spatterdock

SITE: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Shoreline is clear. Below water level there is Chara. Will address at next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears <input checked="" type="checkbox"/> Chara
	Hydrilla	Slender Spikerush	Other:

MANAGEMENT SUMMARY



With the passing of the solstice, we are currently in the longest, hottest part of the year, the height of Summer. As such algae and vegetation is growing as rapidly as possible. At this time of year, it will be a cyclical battle against these forces until more frequent rainfall or cooler temperatures bring relief with the onset of Fall.

Our next treatment visit is July 6th, on this date any recently treated algae and vegetation on all ponds will begin to decay following treatment, and will disappear over the course of 7-10 days.

On this visit, nearly all ponds noted were in excellent condition. Shoreline grasses were minimal. Algae was noted in some locations, but was very decayed, and the majority will decay as previously stated.

Pond14 was noted as an area of special interest. Technicians continue to attempt to treat for Chara, which is an gray/green multicellular algae that through routine treatments, can be controlled.

Routine treatments will continue to maintain the appearance & health of the ponds as we make our way through the height of the growing season.

RECOMMENDATIONS

Continue to treat for algal activity to prevent/treat local bloom events.

Continue managing grasses, below the high water mark, though treatments may be reduced during the rainy season to avoid damaging stabilizing grasses on the upper bank.

Watch out for debris items being washed into the ponds.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



EXHIBIT 3.

Lakeshore Ranch CDD


7/5/22, 10:35 AM

John Rose

Tuesday, July 5, 2022

Prepared For Breeze

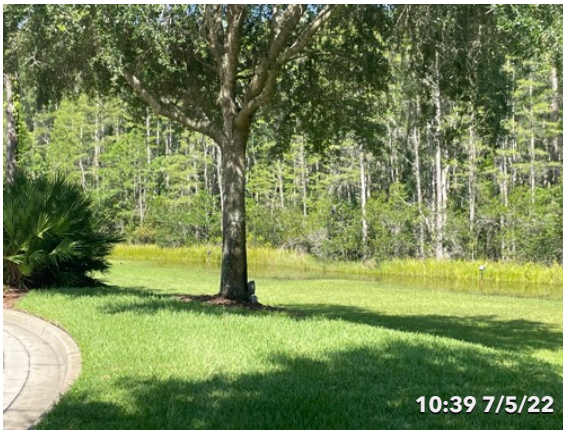
12 Issues Identified



LakeShore Ranch



Walk Thru
Assigned To Community
Attendees
Chris Van Helden



Observation
Assigned To Community
Flooded areas cannot be mowed until after water has receded. These areas might look overgrown until then. Will continue to monitor to make sure we mow as soon as water has receded



Observation
Assigned To Maintenance Crew
Make sure to pick up any debris that is laying around the keep community clean.



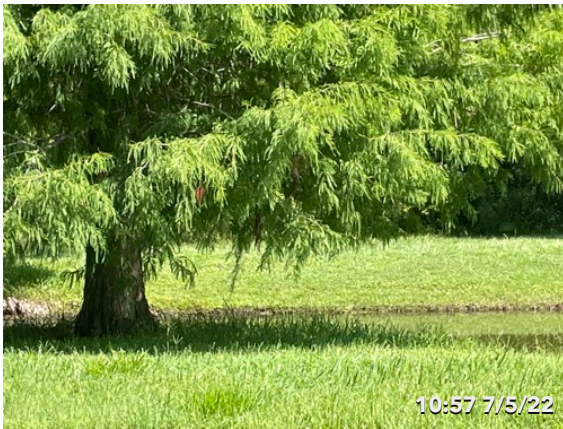
Observation
Assigned To Community
Tracks are from a golf cart leading into deep water from crosswalk from Clubhouse.



Observation

Assigned To Community

Tracks from a dirt bike. Pond crew has witnessed dirt bikes using field to get to a trail in the Northwest corner.



Observation

Assigned To Pond Crew

Let's make sure we are line trimming ponds along the Blvd weekly.



Observation

Assigned To Maintenance Crew

Remove any branches from Mangrove trees lower than 12 feet. Every Mangrove in the Sundance Circle.



Observation

Assigned To Detail/Maintenance Crew

Make sure vegetation is cut away from railings.



Observation

Assigned To Horticulture

Treat Fakahatchee grasses for Spider Mites



Observation

Assigned To Horticulture

Treat for broad leaf weeds in turf.



Observation

Assigned To Horticulture/Maintenance Crew
Treat for Scale on Cord grass at the Clubhouse.
Prune Cord Grass back to eradicate Scale.



Observation

Assigned To Community
Zinnia Annuals are doing well. Will continue to
monitor for any issues.

Christiaan Van Helden
Yellowstone Landscape

EXHIBIT 4.

Yellowstone Landscape (Tampa)



Excellence
IN COMMERCIAL LANDSCAPING

30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Lakeshore Ranch CDD
19730 Sundance Lake Blvd
Land O' Lakes, FL 34638

Contact

John Rose
jhroselol@gmail.com

Inspection

Date: 6/16/2022
Inspector: M McDonnell

Estimate Summary

Total: \$172.48
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Repair Drip Line	3	\$57.00
Replace Sprinkler Head	4	\$115.48
Total (plus applicable taxes):		\$172.48

Signature

Date

Service Detail

Controller 1 > Zone 3 Drip			
Asset	Service	Notes	Total
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/4" repaired on site	\$19.00
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/4" repaired on site	\$19.00
Drip Line 3	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/4" repaired on site	\$19.00

Controller 1 > Zone 14 Sprays			
Asset	Service	Notes	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 repaired on site	\$34.25

Controller 1 > Zone 50 Sprays			
Asset	Service	Notes	Total
Sprinkler Head 1	<u>Replace</u>	Part: Nozzle repaired on site	\$12.73

Controller 1 > Zone 56 Sprays			
Asset	Service	Notes	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 repaired on site	\$34.25

Controller 1 > Zone 85 Sprays			
Asset	Service	Notes	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Caused by Crew: No broken off pop up	\$34.25

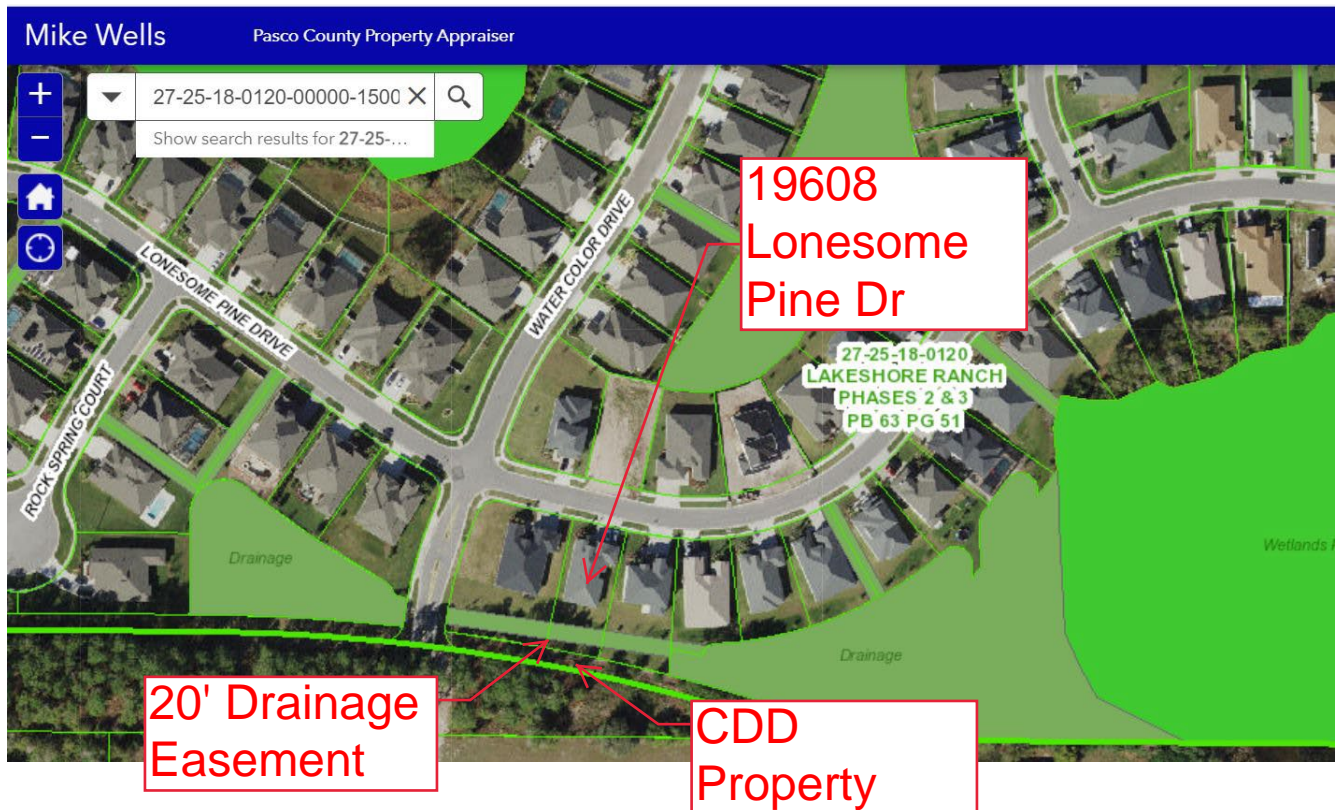
EXHIBIT 5.

MEMORANDUM

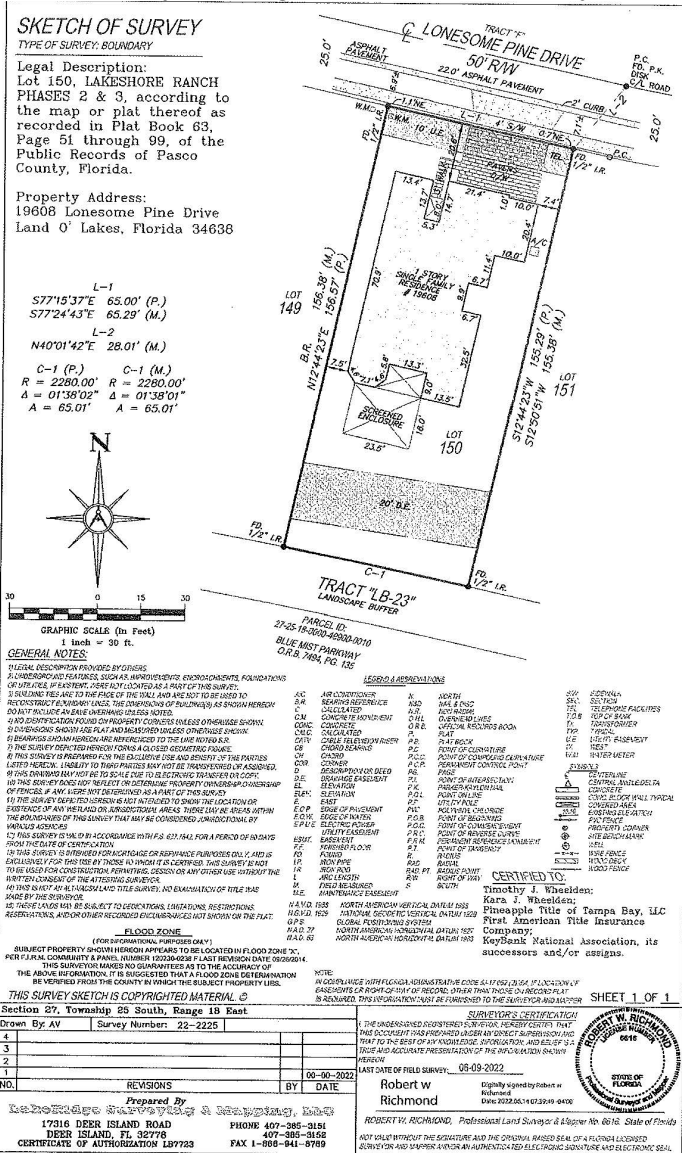
To: Patricia Comings-Thibault, District Manager
From: Greg Woodcock, Cardno Inc.
Project: 19608 Lonesome Pine Drive – Proposed Fence Review
Date: June 27, 2022

Cardno reviewed the proposed fence location at 19608 Lonesome Pine Drive for feasibility within property constraints. Based on our review of the lot survey, plat information and physical characteristics of the site, there appears to be a 20' drainage easement located on the south side of the property. The owner would like to put his fence through the existing easement. There is CDD property located just south of the lot that could be used to access the existing pond. Verification of access would be required by the maintenance teams prior to approval by CDD board. If access cannot be via the CDD property to the south then I would recommend that the fence only encroach into the easement 10' leaving the southern portion of the easement for access.

1. Location map showing 19608 Lonesome Pine Dr.



2. Lot Survey showing 20' Easement in rear yard.



Summary and Recommendation

Based on our review of the proposed fence location, surrounding setbacks and buffer requirements we recommend that the board restrict the fence from being in the easement if access cannot be via the CDD property to the south. If access can be via the CDD property to the south then the easement is not restricting access to the pond. If access cannot be obtained via the property to the south, I would recommend that the fence not be constructed within the easement or recommend that the fence only encroach into the easement 10' leaving the southern 10' portion of the easement for access.

EXHIBIT 6.



8224 eagle brook
Show search results for 8224 e...



0 50 100ft
28.278 -82.499 Degrees

Prepared by and to be returned to:
John Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606

TEMPORARY POOL CONSTRUCTION LICENSE AGREEMENT

This Temporary Pool Construction License Agreement is given as of the _____ day of July, 2022 by **Lakeshore Ranch Community Development District**, a special purpose local government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 1540 International Parkway, Suite 2000, Lake Mary, FL 32746, (the "**District**"), and **William B. Fair and Tiffany L. Fair**, whose address is 8224 Eagle Brook Drive, Land O'Lakes, Florida 34638, together with their successors and assigns (collectively, the "**Licensee**").

WHEREAS, Licensee owns certain real property (the "Property") located within the boundaries of the District located at 8224 Eagle Brook Drive, Land O'Lakes, Florida 34638.

WHEREAS, the District owns certain property legally described as Tract B of Lakeshore Ranch Phase 2 & 3, as recorded in Plat Book 63, Pages 51-99 of the public records of Pasco County, Florida, located adjacent to the Licensee's Property (the "**District Property**").

WHEREAS, the Licensee desires to construct a pool on the Licensee's Property and desires to use a portion of the District's Property for ingress and egress in connection with such construction.

WHEREAS, the District has agreed to allow limited use of the District Property for ingress and egress during construction by Licensee on the conditions set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and Licensee agree as follows:

1. **Recitals**. The recitals set forth above are incorporated into this Agreement by reference.

2. **Grant of License**. The District hereby grants to Licensee, their contractors and agents (collectively referred to below as "**Licensee**"), a temporary non-exclusive license (the "**License**") for ingress and egress over and across the District Property for the sole purpose of transporting equipment and materials to Licensee's Property. This License does not grant the right to use the District Property for any purpose other than to provide access to the Licensee's Property

for construction of the pool. Materials, vehicles or construction operations may not be parked, stored or performed on the District Property.

3. **Term of the License.** This License shall become effective as of the date of this Agreement, and shall remain in effect for six months from the date of the Agreement, after which time the License shall terminate for all purposes.
4. **Damages and Restoration.** It is the intent of the parties that Licensee shall be fully responsible for maintaining and restoring District Property to the condition existing prior to use of the License. Licensee shall be fully responsible for repairing any damage and restoring District Property to its pre-existing condition, if necessary, and hereby agrees to pay all costs and expenses in connection with any restoration, including, without limitation, grading or re-grading, sod replacement, erosion, and engineering costs. All restoration work shall be completed by six months from the date of this Agreement.
5. **Insurance.** Licensee shall maintain or cause Licensee's contractor(s) to maintain commercial liability insurance and casualty insurance in amounts not less than \$1,000,000.00. The foregoing insurance shall name the District as additional insured for the pool construction job. Licensee shall or cause Licensee's contractors to provide a certificate of insurance evidencing the insurance coverage to the District Manager prior to commencing the construction work.
6. **Indemnification.** Licensee agrees to indemnify, defend, and hold the District, its Board of Supervisors and its employees, agents and assigns harmless from any claims for injury to any person or damages to adjacent property arising from the use of the License.
7. **Costs and Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternate dispute resolution, appellate proceedings, and engineers' fees and costs.
8. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, and may not be amended except in writing.
9. **Notices.** Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the addresses listed above and shall be deemed received upon actual receipt by mail.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this _____ day of July, 2022.

Witness 1:

**Lakeshore Ranch Community
Development District**

Print Name

John Rose
Chair of the Board of Supervisors

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of July, 2022, by John Rose, Chair of the Board of Supervisors of the Lakeshore Ranch Community Development District, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

Witness 1:

Licensee

Print Name

William B. Fair

Witness 2:

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of July, 2022, by William B. Fair, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

Witness 1:

Licensee

Name: _____

Print Name

Witness 2:

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of July, 2022, by Tiffany L. Fair, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

EXHIBIT 7.

Prepared by/Return to:
John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

**LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
EASEMENT AGREEMENT**

This Lakeshore Ranch Community Development District Encroachment Agreement (the "**Agreement**"), is made and entered into this ____ day of July, 2022, by and between **Lakeshore Ranch Community Development District**, a special purpose local government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 1540 International Parkway, Suite 2000, Lake Mary, FL 32746, (the "**District**"), and **Dominick Telesco and Rosanne Telesco**, whose address is 8341 Eagle Brook Drive, Land O'Lakes, Florida 34638, together with their successors and assigns (collectively, the "**Homeowner**").

WITNESSETH:

WHEREAS, the District is the owner of the public right-of-way and the sidewalk located in front of Lot 381 of Lakeshore Ranch Phases 2 & 3, according to the Plat thereof as recorded in Plat Book 63, Pages 51-99, of the Public Records of Pasco County, Florida (the "**Lot**"); and

WHEREAS, the Homeowner has requested permission from the District to improve the portion of their driveway apron and sidewalk located in front of their Lot on District owned right-of-way in the following manner: removing the existing concrete of the sidewalk apron, and adding pavers to match the driveway pavers across the sidewalk apron to the street, and extending out on both sides of the driveway from the garage to the street by two (2) feet (the "**Driveway Apron Improvements**"); and

WHEREAS, the Homeowner agrees that they will have the pavers installed and maintained to meet Americans With Disabilities ("**ADA**") requirements and the Pasco County standards; and

WHEREAS, the District wishes to allow the Homeowner to construct the Driveway Apron Improvements, provided the Homeowner agrees to the terms and conditions contained in this Agreement; and

WHEREAS, the Homeowner agrees that they shall, at their sole cost and expense, comply with all of the terms and conditions provided for in this Agreement.

NOW, THEREFORE, the District, for and in consideration of the sum of **Three Hundred Dollars (\$300.00)**, in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual covenants and conditions contained herein, does hereby, pursuant to the terms and

conditions of this Agreement, grant to the Homeowner a nonexclusive license for the sole purpose of improving the driveway apron and sidewalk in front of their Lot, subject to the following terms and conditions.

ARTICLE 1. INCORPORATION OF RECITALS. The Recitals set forth are true, correct and are incorporated herein by reference.

ARTICLE 2. TERM. This Agreement shall become effective upon the execution by both parties and may be recorded in the public records of Pasco County, Florida.

ARTICLE 3. IMPROVEMENT OF DRIVEWAY APRON AND SIDEWALK.

A. The Homeowner is authorized to install the Driveway Apron Improvements.

B. The Homeowner agrees that they are responsible for ensuring the Driveway Apron Improvements shall not endanger or interfere with persons traveling upon any public streets or sidewalks within the District. In the event that there is any damage or injuries as a result of the Driveway Apron Improvements, the Homeowner agrees to promptly pay the District for any costs incurred because of those damages and/or injuries.

C. The Homeowner is responsible for ensuring that the Driveway Apron Improvements shall not in any way conflict with any law, statute, ordinance, or governmental rule or regulations.

D. The Homeowner, at their sole cost and expense, hereby covenants and agrees to comply with all applicable laws, statutes, ordinances, rules and/or regulations of any entity, governmental or otherwise, having jurisdiction over the Driveway Apron Improvements including, but not limited to, the Americans with Disabilities Act.

E. The Homeowner shall obtain, at their sole cost and expense, all licenses, permits, and/or other governmental approvals which may be required for construction of the Driveway Apron Improvements.

F. The Homeowner shall obtain, at their sole cost and expense, all approvals from the homeowners' association which may be required for construction of the Driveway Apron Improvements.

G. The Homeowner shall not modify or alter any control structures, drainage pipes, drainage facilities or other improvements of the District without the prior written approval of the District.

ARTICLE 4. MAINTENANCE OF PROPERTY.

A. The Homeowner shall repair and maintain the Driveway Apron Improvements, when necessary or desirable, as determined solely at the discretion of the District. The Homeowner

shall be solely responsible for the costs of any repair or maintenance of the Driveway Apron Improvements.

B. The Homeowner, at their sole cost and expense, shall keep the Driveway Apron Improvements in good repair and in a neat, orderly, and safe condition.

C. In the event the District, must maintain, repair and/or replace any utility and/or drainage facilities or construct new utility and/or drainage facilities, the Homeowner acknowledges and agrees that the Homeowner shall be solely responsible for the replacement or repair of the Driveway Apron Improvements. The Homeowner acknowledges and agrees that the District is not responsible for restoring the Driveway Apron Improvements to the condition that existed before the District conducted the foregoing activities.

ARTICLE 5. INSURANCE. The Homeowner shall insure that during the construction and maintenance of the Driveway Apron Improvements, all contractors and/or subcontractors, at their sole cost and expense, shall obtain and keep in full force and effect, a comprehensive, general liability insurance policy insuring against claims for personal injury, death or property damage occurring upon, in or about the Driveway Apron. The coverage and limits shall not be less than One Million Dollars (\$1,000,000.00), Each Occurrence, General Liability. The Homeowner shall ensure that the District is named as an additional insured within the policy prior to the commencement of any work. The Homeowner shall insure that the policy provides for at least thirty (30) days written notice from the Insurer to the District prior to termination or cancellation of the insurance policy provided for herein.

ARTICLE 6. RISK OF USE/HOMEOWNER RESPONSIBILITY. The Homeowner agrees and acknowledges that the Driveway Apron Improvements shall be used at the sole risk and expense of the Homeowner, and that the District is expressly relieved of any responsibility for any damage or loss to the Homeowner or any other party resulting from such use.

ARTICLE 7. AMENDMENT. This Agreement may only be amended in writing by both parties.

ARTICLE 8. LICENSE AGREEMENT TO RUN WITH THE LAND. The rights and obligations of the Homeowner under this Agreement shall run with the land and shall be binding upon all successive owners of the property described as the Lot.

ARTICLE 9. ENTIRE AGREEMENT. This Agreement represents the entire Agreement between the parties hereto, with respect to the subject matter contained herein, and supersedes all prior negotiations, understandings, representations or agreements, either written or oral.

ARTICLE 10. DISTRICT RESERVATION OF RIGHTS.

A. Nothing contained herein shall constitute a waiver by the District of its right to use the Driveway.

B. The rights granted to Homeowner herein regarding the use of the Driveway Apron Improvements shall not conflict or interfere with the District's right to maintain, repair and/or replace any roadway utility and/or drainage facilities or other improvements within the Lot.

ARTICLE 11. NOTICE. All notes, communications and consents required or permitted by this Agreement shall be in writing and transmitted by registered or certified mail, return receipt requested, with Notice deemed to be given upon receipt, and sent to their addresses shown above.

ARTICLE 12. SEVERABILITY. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

ARTICLE 13. EVENTS OF DEFAULT. The Homeowner shall be in default under this Agreement if they default in the performance of or compliance with any of their respective obligations pursuant to the terms or provisions of this Agreement.

ARTICLE 14. EFFECT OF DEFAULT BY HOMEOWNER. If at any time an event of default shall occur and shall continue for a period of thirty (30) days after the District gives written notice of the event of default to the Homeowner, the District may terminate this Agreement and require the Homeowner to restore the Driveway Apron Improvements to its original condition, at the Homeowner's sole cost and expense. If the Homeowner fails to restore the Driveway Apron Improvements to its original condition within the foregoing time period, the District may, but is not obligated, to restore the Driveway Apron Improvements to its original condition, and the Homeowner shall reimburse the District for the restoration costs.

ARTICLE 15. ENFORCEABILITY OF AGREEMENT. In the event that either the District or the Homeowner is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. This Agreement shall be governed by Florida law with venue in Pasco County, Florida.

[Remainder of page left blank intentionally; signatures on following pages.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this _____ day of July, 2022.

Witness 1:

**Lakeshore Ranch Community
Development District**

Print Name

John Rose
Chair of the Board of Supervisors

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of July, 2022, by John Rose, Chair of the Board of Supervisors of the Lakeshore Ranch Community Development District, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

Homeowner

Dominick Telesco

Print Name

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of July, 2022, by Dominick Telesco, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

Homeowner

Rosanne Telesco

Print Name

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of July, 2022, by Rosanne Telesco, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

EXHIBIT 8.

Prepared by/Return to:
John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

**LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT
EASEMENT AGREEMENT**

This Lakeshore Ranch Community Development District Encroachment Agreement (the "**Agreement**"), is made and entered into this ____ day of July, 2022, by and between **Lakeshore Ranch Community Development District**, a special purpose local government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 1540 International Parkway, Suite 2000, Lake Mary, FL 32746, (the "**District**"), and **Brett Grant and Jessica Grant**, whose address is 8410 Auburn Rise Court, Land O'Lakes, Florida 34638, together with their successors and assigns (collectively, the "**Homeowner**").

WITNESSETH:

WHEREAS, the District is the owner of the public right-of-way and the sidewalk located in front of Lot 274 of Lakeshore Ranch Phases 2 & 3, according to the Plat thereof as recorded in Plat Book 63, Pages 51-99, of the Public Records of Pasco County, Florida (the "**Lot**"); and

WHEREAS, the Homeowner has requested permission from the District to improve the portion of their driveway apron and sidewalk located in front of their Lot on District owned right-of-way in the following manner: removing the existing concrete of the driveway and sidewalk, and adding pavers from the garage, across the sidewalk to the street, and extending out on both sides of the driveway from the garage to the street by two (2) feet (the "**Driveway Apron Improvements**"); and

WHEREAS, the Homeowner agrees that they will have the pavers installed and maintained to meet Americans With Disabilities ("**ADA**") requirements and the Pasco County standards; and

WHEREAS, the District wishes to allow the Homeowner to construct the Driveway Apron Improvements, provided the Homeowner agrees to the terms and conditions contained in this Agreement; and

WHEREAS, the Homeowner agrees that they shall, at their sole cost and expense, comply with all of the terms and conditions provided for in this Agreement.

NOW, THEREFORE, the District, for and in consideration of the sum of **Three Hundred Dollars (\$300.00)**, in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual covenants and conditions contained herein, does hereby, pursuant to the terms and

conditions of this Agreement, grant to the Homeowner a nonexclusive license for the sole purpose of improving the driveway apron and sidewalk in front of their Lot, subject to the following terms and conditions.

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B. The Homeowner agrees that they are responsible for ensuring the Driveway Apron Improvements shall not endanger or interfere with persons traveling upon any public streets or sidewalks within the District. In the event that there is any damage or injuries as a result of the Driveway Apron Improvements, the Homeowner agrees to promptly pay the District for any costs incurred because of those damages and/or injuries.

C. The Homeowner is responsible for ensuring that the Driveway Apron Improvements shall not in any way conflict with any law, statute, ordinance, or governmental rule or regulations.

D. The Homeowner, at their sole cost and expense, hereby covenants and agrees to comply with all applicable laws, statutes, ordinances, rules and/or regulations of any entity, governmental or otherwise, having jurisdiction over the Driveway Apron Improvements including, but not limited to, the Americans with Disabilities Act.

E. The Homeowner shall obtain, at their sole cost and expense, all licenses, permits, and/or other governmental approvals which may be required for construction of the Driveway Apron Improvements.

F. The Homeowner shall obtain, at their sole cost and expense, all approvals from the homeowners' association which may be required for construction of the Driveway Apron Improvements.

G. The Homeowner shall not modify or alter any control structures, drainage pipes, drainage facilities or other improvements of the District without the prior written approval of the District.

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shall be solely responsible for the costs of any repair or maintenance of the Driveway Apron Improvements.

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C. In the event the District, must maintain, repair and/or replace any utility and/or drainage facilities or construct new utility and/or drainage facilities, the Homeowner acknowledges and agrees that the Homeowner shall be solely responsible for the replacement or repair of the Driveway Apron Improvements. The Homeowner acknowledges and agrees that the District is not responsible for restoring the Driveway Apron Improvements to the condition that existed before the District conducted the foregoing activities.

ARTICLE 5. INSURANCE. The Homeowner shall insure that during the construction and maintenance of the Driveway Apron Improvements, all contractors and/or subcontractors, at their sole cost and expense, shall obtain and keep in full force and effect, a comprehensive, general liability insurance policy insuring against claims for personal injury, death or property damage occurring upon, in or about the Driveway Apron. The coverage and limits shall not be less than One Million Dollars (\$1,000,000.00), Each Occurrence, General Liability. The Homeowner shall ensure that the District is named as an additional insured within the policy prior to the commencement of any work. The Homeowner shall insure that the policy provides for at least thirty (30) days written notice from the Insurer to the District prior to termination or cancellation of the insurance policy provided for herein.

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[Remainder of page left blank intentionally; signatures on following pages.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this _____ day of July, 2022.

Witness 1:

**Lakeshore Ranch Community
Development District**

Print Name

John Rose
Chair of the Board of Supervisors

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of July, 2022, by John Rose, Chair of the Board of Supervisors of the Lakeshore Ranch Community Development District, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

Homeowner

Brett Grant

Print Name

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of July, 2022, by Brett Grant, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

Homeowner

Jessica Grant

Print Name

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

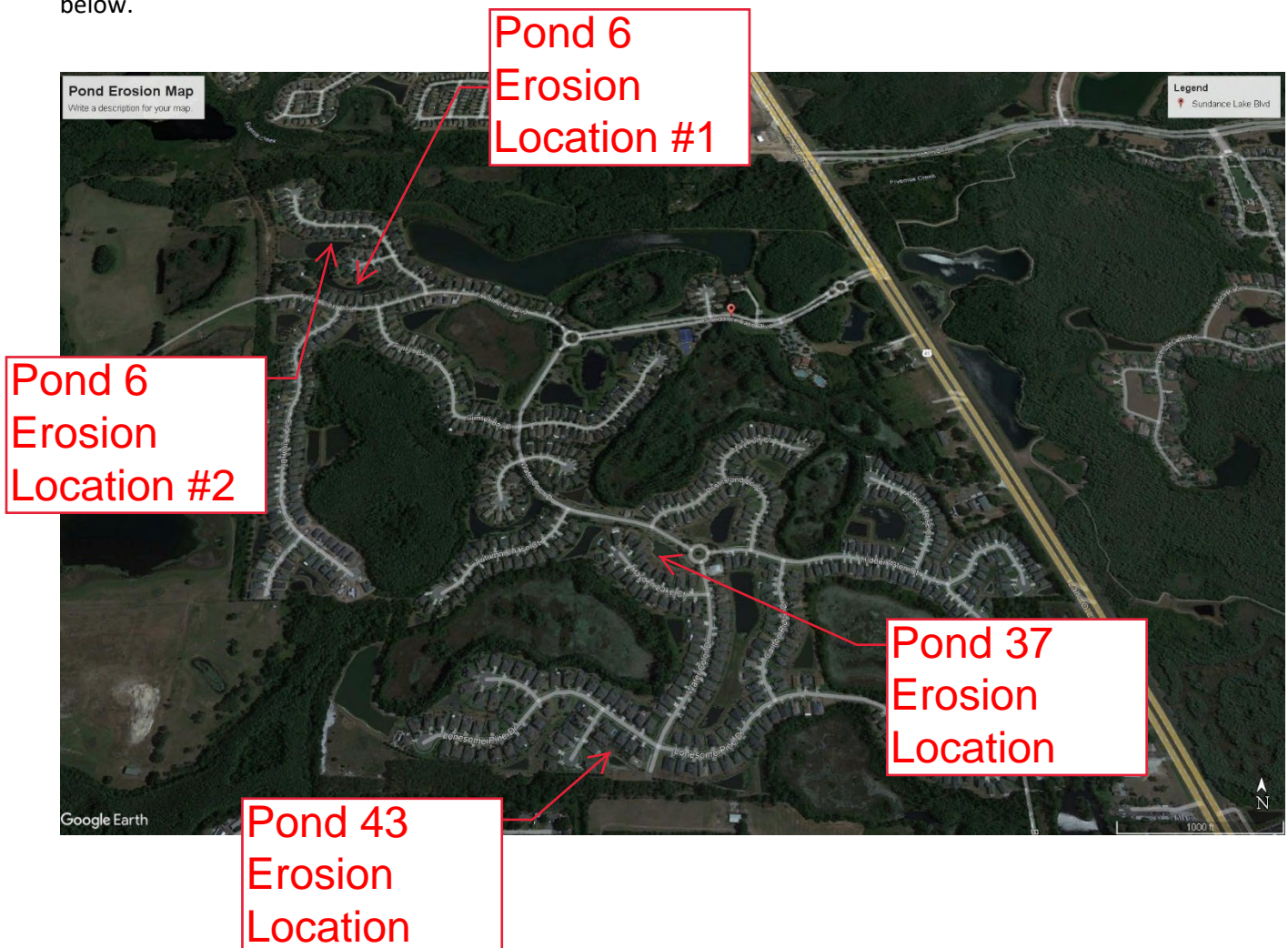
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of July, 2022, by Jessica Grant, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

EXHIBIT 9.

Cardno now Stantec visited Lakeshore Ranch on June 30, 2022 to review reported erosion along the southeastern bank of Pond 6 and two areas on the north side of the pond, northwestern bank of Pond 43, Pond and the south side of pond 37. Cardno reviewed historical photographic imagery, and other applicable developmental records prior to visiting the site. Upon arrival, we observed moderate erosion along Pond 6, between 19115 and 19121 Falcon Crest Blvd. and moderate to heavy erosion at Pond 43, behind 8042 Rock Spring Ct. Our site visit documentation and recommended actions are listed below.



Pond 6: 10'x12' section of localized erosion observed along pond bank between 19115 and 19121 Falcon Crest Blvd. Based on the location and historical photographic imagery, erosion appears to have been caused by surface water runoff between homes. Restore area utilizing filter fabric and rip rap rubble. Sod all disturbed areas to match existing.

On the north side of Pond 6, behind 8853 Crystal Creek Ct. erosion is taking place due to an inlet drain and discharge pipe installed by the resident. The discharge pipe is eroding the bank of the pond at the discharge point and the inlet drain should be removed and the pond bank restored. Photos are below showing the inlet and drain pipe. Also at 8847 Crystal Creek Ct., the resident has installed a yard drain inlet and discharge pipe to the pond. Minor erosion is occurring at the discharge point. The drain and discharge should be removed and the bank restored to its original condition.



8853 Crystal Creek Ct. photo showing inlet at fence line.



8853 Crystal Creek Ct. photo showing inlet with discharge pipe.



8847 Crystal Creek Ct. photo showing inlet with discharge pipe close to water line.



Pond 43: Localized erosion observed above flared end section on each side of the cypress tree located behind 8042 Rock Spring Ct. Based on location and historical photographic imagery, erosion appears to have been caused by surface water runoff between homes. Recommend removal of dead limbs and other organic material from site. Install filter fabric and rip rap to restore the area along top and sides of Flared End Section and pond bank. Match existing sod type.

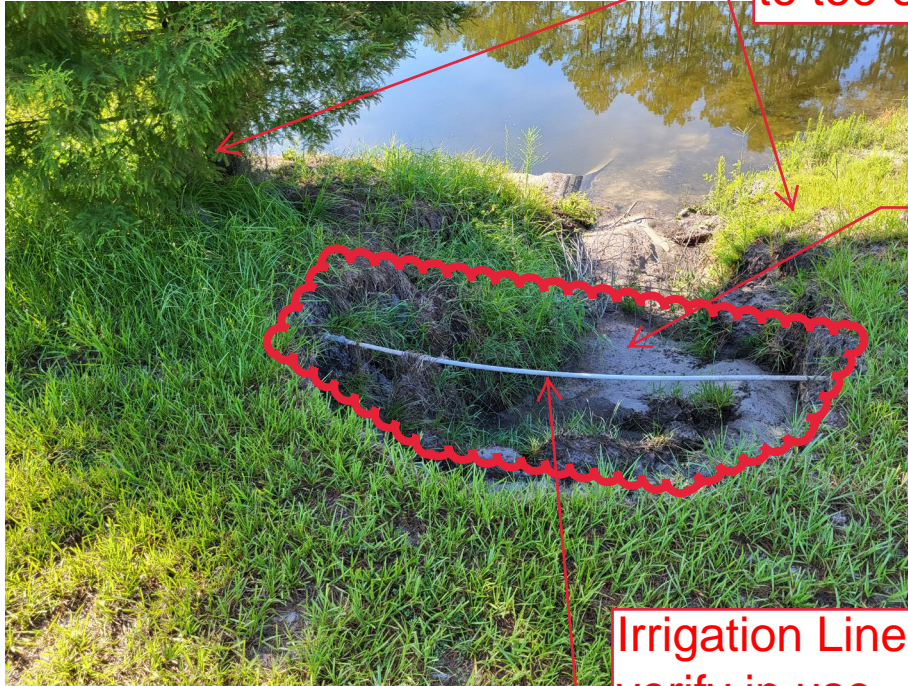
6-23-2022 Photo



6-23-2022 Photo



6-30-2022 Photo



Rip Rap exposed areas to toe of pond bank

Fill will clay/sand mixture and compact in 12" lifts

Irrigation Line. Could not verify in use.

6-30-2022 Photo



Install Rip Rap with Filter Fabric

Pond 37: Localized erosion observed at various points on the south side of Pond 37. Fill eroded areas with sand/clay soil mixture, compact soil and install erosion control mat and sod all disturbed areas to match existing slope and sod type.



Minor Erosion indicated along pond bank. Fill eroded areas with sand/clay soil mixture, compact soil and install erosion control mat and sod all disturbed areas to match existing.

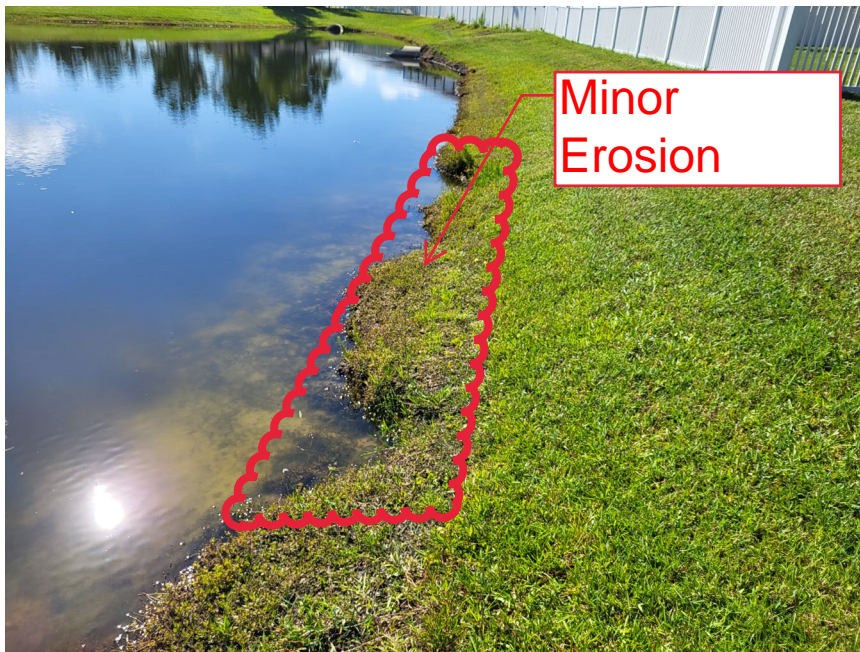


EXHIBIT 10.



AMENITY CENTER MANAGEMENT REPORT For the month of JUNE 2022

Date of Meeting: July 12, 2022

Submitted by: Lori Karpay

MAILCHIMP EMAILS

- 6/1: June newsletter
- 6/2: OneBlood blood mobile notification
- 6/2: Pool closure notification
- 6/7: Reminder: OneBlood
- 6/9: Luau location update
- 6/14: CDD Board meeting notification
- 6/15: Letter from USPS
- 6/16: Board of Supervisors open seats
- 6/21: Food truck notification
- 6/21: No glass, no alcohol on CDD property
- 6/22: 4th of July BBQ announcement
- 6/28: Reminder: 4th of July BBQ
- 6/30: Open Mic Event notification

SPECIAL EVENTS/PROGRAMMING

- The luau was a success! We had a full house with catered cuisine and fabulous entertainment courtesy of a steel drum player/singer and Polynesian dancer.
- The kids enjoyed candy bingo and requested me to schedule again, so they will have candy bingo and pizza in July.
- The Sunday Matinee Movies are still ongoing.
- With the assistance of a resident, I am considering an open mic night as a rotating event. I emailed the community to gauge the interest of this possibility.
- Will be planning a summer swim party for the community before school resumes.

FACILITY AND AMENITY MANAGEMENT

- Purchased and installed new gas grill at the pool area. The grill is secured with a lock and the BBQ accessories/tools are inside the clubhouse and are to be signed out. I have ordered a timer to shut off the propane tank as a safety precaution.



- Had to shut down Resort pool for two days due to glass shards found in the pool. Suncoast Pools came out to vacuum it twice. Deployed email to the residents to remind them that glass and alcohol are not permitted on CDD property. Still finding bottles of alcohol in the fitness center bathroom and pool trash.
- Reported to Breeze that a sprinkler head by the basketball sidewalk that got stepped on or was run over while it was up spraying or it never went back down. Got damaged as a result.



- Finding weeds in the plant/palm beds at the pool area that need to be addressed by Yellowstone. Some examples are below.

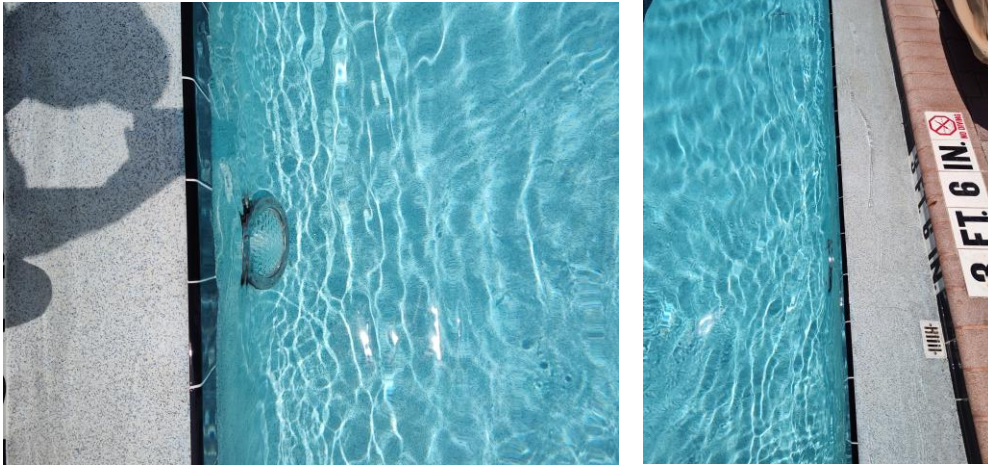


- At the request of Breeze, Phillip assisted in the reinstalling of the outdoor bench off of Sundance Lake Blvd. He made sure the bolts were visible as a safety precaution prior to the install.

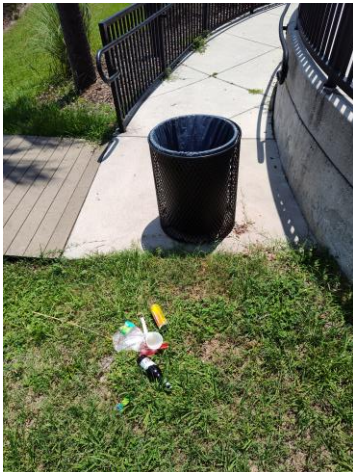


- Second time unclogging women’s fitness center handicapped stall. Might have to have a professional plumber on site to assess the issue.

- Phillip reattached lap pool light inside pool.



- Found the trash can at the fishing dock vandalized, missing the lid, so Phillip removed the entire can so it doesn't get filled with water when it rain. Will replace.



- Pool umbrellas are in need of replacement. The pulley system is not holding up and the material looks old and dirty. Am looking for a crank system and will provide bids to the CDD Board.



- Replaced torn basketball nets at the courts.
- Phillip researching to repair fountain at clubhouse before I call a vendor in order to utilize inhouse skills.
- Reattached wind screen at the tennis courts.

BEFORE



AFTER



CONSIDERATIONS:

- As was discussed in the June CDD Board meeting, the exterior of the clubhouse needs a fresh coat of paint. The outcome was to wait until the upcoming fiscal year. I spoke with Visual Enhancements (who was the lowest) and asked them to lock in our price. They agreed to do so if they could have the signed contract in hand before the next fiscal year. (see supporting docs)
 - **Visual Enhancements: \$24,890** (Quote includes lifetime peel, flake and crack warranty on the house itself/ lifetime labor)

EXHIBIT 11.

ESTIMATE



Sundance Lake Club House (Lake Shore Ranch)

19730 Sundance Lake Blvd
Land O Lakes, FL 34638

(813) 388-6839

Visual Enhancements Inc

25052 Winslow Way
Land O Lakes, FL 34639

Phone: (813) 388-3839

Email: venhancements@gmail.com

Web: www.visualenhancementsinc.com

Estimate #

011321

Date

05/06/2022

Description

Total

Paint Exterior

\$24,890.00

Pressure wash exterior structure including all dormers prior to paint

Pressure wash trash enclosure prior to paint

Prep and Paint Exterior of building including gutters and down spouts where applicable and ceilings

Prep and Paint trash enclosure

(Special Notes)

Excluded items include:

New Maintenance building next to trash enclosure pre manager

Metal Window and Door Frames

Metal railings and banisters

*Pressure clean Structure to remove dirt & oxidation of the old paint surface/Scrape any loose paint and pre prime bare areas/Includes driveway & sidewalk cleaning. *Fill in all stucco cracks, caulk in all doors and windows with PPG Top Gun 400 Elastomeric/Kevlar caulking. *3 colors included to paint stucco/banding/front door/ soffit & Fascia with PPG Permaizer self priming lifetime satin finish. *Treat existing rust with PPG Amercoat industrial primer. *Includes Plastic protection for windows, cover plants. *Spray and roll 2 coat application system for Stucco.

All work to be done during regular business hours unless otherwise noted.

Quote includes lifetime peel, flake and crack warranty on the house itself/ lifetime labor

3% convenience fee added for paying with credit or debit card

Subtotal	\$24,890.00
Total	\$24,890.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Sundance Lake Club House (Lake Shore
Ranch)

EXHIBIT 12.

1 **MINUTES OF MEETING**
2 **LAKESHORE RANCH**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The Meeting of the Board of Supervisors of the Lakeshore Ranch Community Development
6 District was held on Tuesday, June 14, 2022 at 6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730
7 Sundance Lake Boulevard, Land O' Lakes, Florida 34638

8 **FIRST ORDER OF BUSINESS – Roll Call**

9 Ms. Thibault called the meeting to order and conducted roll call.

10 Present and constituting a quorum were:

11 John Rose	Board Supervisor, Chairman
12 Shawn McCaig	Board Supervisor, Vice Chairman
13 Tonja Robbins	Board Supervisor, Assistant Secretary
14 Christine Thomas	Board Supervisor, Assistant Secretary

15 Also present were:

16 Patricia Thibault	District Manager, BREEZE
17 Tom O Grady	Associate District Manager, BREEZE
18 Michael Sakellarides	Field Service Manager, BREEZE
19 Gaby Arroyo	Assistant Community Director, BREEZE
20 Vivek Babbar	District Counsel, Straley Robin Vericker
21 Lori Karpay	Amenity Manager, VESTA
22 Chris Van Helden	Operations Manager, Yellowstone Landscape

23 *The following is a summary of the discussions and actions taken at the June 14, 2022 Lakeshore Ranch*
24 *CDD Board of Supervisors Meeting.*

25 **SECOND ORDER OF BUSINESS: Pledge of Allegiance**

26 The Pledge of Allegiance was recited.

27 **THIRD ORDER OF BUSINESS – Audience Comments**

28 There being none, the next item followed.

29 **FOURTH ORDER OF BUSINESS – Operations Management**

30 A. Exhibit 1: Breeze Operations Report

31 Mr. Sakellarides presented an update regarding the replacement parts for the bench and the
32 sidewalk being painted, and verbally presented multiple proposals for the lighting and the
33 sidewalk grinding repair of additional areas.

34 **FIFTH ORDER OF BUSINESS – Professional Vendor Operations**

35 A. Exhibit 2: Steadfast Environmental - Waterway Inspection Report:

36
37 Mr. Kevin Riemensperger presented the waterway inspection report dated June 2, 2022.
38

39 A Supervisor requested an update on pond 27. Mr. Riemensperger commented on the
40 erosion on pond 37 (not pond 27), pond 43 and pond 6 and discussed possible
41 remediation solutions. It was also discussed that the District Engineer presented
42 proposals for the potential pond erosion on pond 6 and pond 43.
43

44 A Supervisor inquired as to water runoff between the houses and the District Engineer
45 presented further discussion and advised that the District has very sandy soils which lend
46 to erosion.
47

48 The District Engineer discussed bringing forward additional proposals for rip rap to
49 address some of the erosion issues.
50

51 Mr. Riemensperger commented that with all of the rains that the health and the aesthetics
52 of the ponds should reflect improvement.
53

54 B. Exhibit 3: Yellowstone Landscape Report – Chris Van Helden presented the Yellowstone
55 site visit report. He advised that the annuals would be a bright yellow, red and an orange
56 all mixed together.

57 He further commented the crews were having access issues and the District Engineer will
58 look to see if there are any other access points and communicate with Yellowstone.

59 C. Exhibit 4: Yellowstone Presentation of June Calendar Schedule
60

61 D. Exhibit 5: Consideration of Yellowstone Proposals

- 62 • Pond 12 Dead Tree Removal - \$595.00

63 On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the
64 Board Approved the **Pond 12 Dead Tree Removal - \$595.00** proposal for the Lakeshore Ranch
65 Community Development District.

- 66 • Gate Island Removal of 2 dead Elm Trees - **\$875.00**

67 On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the
68 Board Approved the **Gate Island Removal of 2 dead Elm Trees proposal - \$875.00** for the
69 Lakeshore Ranch Community Development District

70 E. District Engineer

71 Exhibit 6: The District Engineer presented an analysis report on Pond 6 and 43 Erosion

72 - The board tabled this proposal until additional proposals were obtained.

- 73 • Exhibit A – **Site Masters of Florida Proposal for Repairs - \$6,200.00**
- 74 • Exhibit B – **Finn Outdoor Proposal for Repairs - \$7,400.00**

75
76
77
78

79 Exhibit 7: Presentation of Driveway Improvements Report at **8410 Auburn Rise Court**

80 On a MOTION by Ms. Robbins, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the
81 Board approved the **Driveway Improvements Report at 8410 Auburn Rise Court** for the
82 Lakeshore Ranch Community Development District

83 Exhibit 8: Presentation of Stormwater Needs Analysis Report

84 On a MOTION by Ms. Robbins, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the
85 Board Accepted the **Stormwater Needs Analysis Report** for the Lakeshore Ranch Community
86 Development District

87 Exhibit 9: US Post Master Update was presented by the District Engineer. He advised that

- 88 • The District could utilize the indoor facility as well as the outdoor kiosk facility
- 89 • The District Engineer is working on a layout, to bring to next meeting that will ultimately
90 be forwarded to the post office for the USPS approval. The USPS will solely stipulate as
91 to which roads will utilize the outdoor kiosk.

92 **SIXTH ORDER OF BUSINESS – Amenity Management**

93 A. Exhibit 10: Amenity Center Management Report was presented by Ms. Lori Karpay.

94 A Supervisor inquired as to pool maintenance schedule and residents being allowed in
95 the pool while the pool was being maintained. It was directed that while the pool was
96 being maintained that residents would not be allowed in the pool going forward.

97 B. Exhibit 11: Presentation and Discussion of Incident Report in Clubhouse Parking Lot.

98 Exhibit A – Email from Resident

- 99 • The Board requested that Ms. Karpay review the camera footage in order to further
100 advise the Board on the matter.

101

102 C. Exhibit 12: Gas Grill Proposals

103

104 ➤ Presentation of Performance 4- Burner Cart Style Liquid Propane Gas Grill from Amazon
105 – **\$369.99**

106 ➤ Presentation of Weber Spirit II E-310 Black 3-Burner Liquid Propane Gas Grill from
107 Lowe's - **\$639.00**

108 ➤ Presentation of Weber Spirit E-310 Natural Gas Grill, 3 burner from Amazon - **\$599.00**

109 On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board
110 approved the **Presentation of Weber Spirit E-310 Natural Gas Grill, 3 burner from Amazon**
111 **- \$599.00** for the Lakeshore Ranch Community Development District with a not to exceed of
112 \$700 to include cover and cleaning utensils for the grill.

113

114 Exhibit 13: Exterior Painting Services Proposals

- 115 ➤ Presentation of L&T Brothers, Inc. Clubhouse Painting Services Proposal- **\$26,400.00**
- 116 ➤ Presentation of Romaner Graphics Painting Services Proposal- **\$33,650.00**
- 117 ➤ Presentation of Visual Enhancements Inc. Exterior Painting Services Proposal-
- 118 **\$24,890.00**

119 The Board tabled these proposals until the budget was approved.

120 Mr. Scott Smith of VESTA advised the Board that the new contract would reflect a potential
121 increase of \$50,000.

122 On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board
123 Approved to go out for RFP for Amenity Services for the Lakeshore Ranch Community
124 Development District.

125

126 **SEVENTH ORDER OF BUSINESS – Consent Agenda**

127 On a MOTION by Mr. Rose, SECONDED by Ms. Robbins, WITH ALL IN FAVOR, the Board
128 approved the Consent Agenda for the Lakeshore Ranch Community Development District.

- 129 A. Exhibit 14: Consideration for Approval – The Minutes of the Board of Supervisors
- 130 Regular Meeting Held **May 10, 2022**
- 131 B. Exhibit 15: Ratification of Yellowstone Proposal for Lonesome Pine Tree Removal -
- 132 **\$475.00**
- 133 C. Exhibit 16: Presentation of March Unaudited Financial Statements

134 **EIGHTH ORDER OF BUSINESS – Business Matters**

135 A. Exhibit 17: Presentation of Proposed Budget FY 2022-2023

136 Exhibit A – Proposed Budget for FY 2022-2023 with Expansion of Mail Room

137 Exhibit B - Proposed Budget for FY 2022-2023 with Mail Kiosk Center

- 138 ➤ Security Guard Agreement – Ms. Thibault advised that a new agreement was presented
- 139 to the Board of Supervisors. The Board gave direction for the District Management
- 140 company to seek proposals for security services. The Rover service should be a separate
- 141 line item in the RFP.
- 142 ➤ Ms. Thibault reviewed the budget process with the Board of Supervisors

143

144

145

146

- 147 A. Exhibit 18: Consideration and Approval of **Resolution 2022-09, Approving Proposed**
148 **Budget and Setting Public Hearing (FY 2022-2023)**
149 Exhibit A – Proposed Budget for FY 2022-2023 with Expansion of Mail Room
150 Exhibit B - Proposed Budget for FY 2022-2023 with Mail Kiosk Center

151 On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board
152 Adopted Resolution 2022-09, Approving Proposed Budget, increasing the high water mark
153 budget by \$125,000 in contingency and Setting Public Hearing (FY 2022-2023) for August 31,
154 2022 at 6:30 p.m. for the Lakeshore Ranch Community Development District.

155 **NINTH ORDER OF BUSINENINTH ORDER OF BUSINESS – Staff Reports**

- 156 A. District Manager
157 - Sidewalk Grinding

158 On a MOTION by Mr. Rose, SECONDED by Ms. Robbins, WITH ALL IN FAVOR, the Board
159 Approved the grinding of sidewalk for \$164 for the Lakeshore Ranch Community Development District.

- 160 ➤ Discussion of Alligator Removal at **8650 Eagle Brook Drive Retention Pond**. The
161 Board directed to not have the alligator removed
162 B. District Attorney

163 **TENTH ORDER OF BUSINESS – Supervisors Requests**

164 Supervisor Robbins advised the Board that her home would be placed on the market and at the
165 time of sale she would submit her resignation. She will remain on the Board until her home is
166 sold. The Board gave direction for the District Manager to obtain statement of interest for the
167 pending vacant seat.

- 168 - **Lighting – Blue Wave - \$2,175.**

169 On a MOTION by Mr. McCaig, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board
170 Approved the Blue Wave Lighting Proposal for \$2,175 for the Lakeshore Ranch Community
171 Development District.

172

173 **ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business**

174 There being none, the next item followed.

175 **TWELFTH ORDER OF BUSINESS – Adjournment**

176 Ms. Thibault asked for final questions, comments before requesting adjourning the
177 meeting.

178 On a MOTION by Mr. Rose, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board
179 adjourned the meeting for the Lakeshore Ranch Community Development District.

180 *Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person
181 may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be
182 based.

183 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
184 **meeting held on _____.**

Signature

Signature

185

Printed Name

Printed Name

186

187 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

188

EXHIBIT 13.

**Lakeshore Ranch
Community Development District**

**Financial Statements
(Unaudited)**

May 31, 2022

Lakeshore Ranch Community Development District
Balance Sheet
May 31, 2022

	General Fund	Reserve Fund	Debt Service Series 2019	2019 Acqu/Const Fund	Total Governmental Funds
ASSETS:					
CASH - In Bank	\$ 76,901	-	-	-	\$ 76,901
CASH - In Bank, Restricted for long-term uses	12,056	-	-	-	12,056
CASH - Debit Cards	1,031	-	-	-	1,031
Investments:					
GF MMK	1,401,587	-	-	-	1,401,587
GF RESERVE	-	573,180	-	-	573,180
DS REVENUE	-	-	5	-	5
ESCROW FUND	-	-	-	-	-
PRINCIPAL	-	-	-	-	-
INTEREST	-	-	-	-	-
DS RESERVE	-	-	321,873	-	321,873
SINKING FUND	-	-	-	-	-
PREPAYMENT	-	-	4,038	-	4,038
CONSTRUCTION	-	-	-	-	-
ACQUISITION/CONST DEFERRED COSTS	-	-	-	-	-
CUSTODY FUND	-	-	-	-	-
ACQUISITION/CONST FD A-1 2019	2	-	-	352,229	352,230
ACQUISITION/CONST FD A-2 2019	-	-	-	-	-
DEPOSITS RECEIVABLE (UTILITY)	3,510	-	-	-	3,510
PREPAID EXPENSES	11,900	-	-	-	11,900
ASSESSMENTS RECEIVABLE	4,104	-	2,183	-	6,287
DUE FROM OTHER FUNDS	116,651	281,520	239,593	-	637,764
ACCOUNTS RECEIVABLE	6,179	-	-	-	6,179
TOTAL ASSETS	\$ 1,633,919	\$ 854,700	\$ 567,693	\$ 352,229	\$ 3,408,540
LIABILITIES:					
ACCOUNTS PAYABLE	\$ 28,141	-	-	-	\$ 28,141
ACCRUED ACCOUNTS PAYABLE	-	-	-	-	-
DEFERRED REVENUE (CY-Roll)	4,104	-	2,183	-	6,287
DUE TO DEBT SERVICE	-	-	-	-	-
DUE TO OTHER FUNDS	521,113	43,410	-	73,241	637,764
FUND BALANCES:					
NONSPENDABLE - PREPAID AND DEPOSITS	15,410	-	-	-	15,410
RESTRICTED FOR:					
DEBT SERVICE	-	-	565,509	-	565,509
CAPITAL PROJECTS	-	811,290	-	278,988	1,090,278
ASSIGNED:					
1/4 OPERATING CAPITAL	261,205	-	-	-	261,205
BEG. RENEWAL & REPLACEMENT	-	-	-	-	-
ADDITIONAL CAPITAL RESERVES FY 2015	-	-	-	-	-
ADDITIONAL CAPITAL RESERVES FY 2016	-	-	-	-	-
ADDITIONAL CAPITAL RESERVES FY 2017	-	-	-	-	-
ADDITIONAL CAPITAL RESERVES FY 2018	-	-	-	-	-
ADDITIONAL CAPITAL RESERVES FY 2019	-	-	-	-	-
ADDITIONAL CAPITAL RESERVES FY 2020	-	-	-	-	-
EMERGENCY RESERVE FUND	187,570	-	-	-	187,570
UNASSIGNED:	616,376	-	-	-	616,376
TOTAL LIABILITIES & FUND BALANCE	\$ 1,633,919	\$ 854,700	\$ 567,693	\$ 352,229	\$ 3,408,540

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2021 Through May 31, 2022

	FY 2022 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 1,144,817	\$ 1,144,817	\$ 1,140,713	\$ (4,104)
EXCESS ASSESSMENT FEE	-	-	-	-
INTEREST EARNINGS	-	-	1,136	1,136
OTHER MISCELLANEOUS REVENUE: DUE FROM CONSTRUCTION	-	-	-	-
EVENT REVENUE	-	-	105	105
CLUBHOUSE RENTAL	-	-	2,759	2,759
MISCELLANEOUS (Barcodes, access keys, recycling, refunds)	-	-	10,951	10,951
EASEMENT AGREEMENT FEES	-	-	2,100	2,100
FUND BALANCE FORWARD	100,000	-	-	-
TOTAL REVENUE	1,244,817	1,144,817	1,157,765	12,948
EXPENDITURES				
ADMINISTRATIVE EXPENSES				
SUPERVISORS FEES	12,000	8,000	9,948	(1,948)
PAYROLL TAXES	918	612	536	77
PAYROLL SERVICE FEE	650	433	300	133
DISTRICT MANAGEMENT (DPFG)	62,100	41,400	45,321	(3,921)
DISTRICT ENGINEER	25,000	16,667	13,693	2,973
DISSEMINATION SERVICES (DISCLOSURE REPORT)	4,250	4,250	4,250	-
TRUSTEES FEES	4,041	4,041	3,696	345
ANNUAL FILING FEE	175	175	175	-
AUDITING SERVICES	2,700	2,600	-	2,600
ARBITRAGE REBATE CALCULATION	650	650	-	650
INSURANCE (Public Officials)	2,729	2,481	148	2,333
LEGAL ADVERTISING	1,500	1,000	286	714
DUES, LICENSES & FEES	750	500	57	443
WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,015	2,015	2,015	-
LEGAL SERVICES - GENERAL	28,000	18,667	35,297	(16,630)
MISCELLANEOUS ADMINISTRATIVE	650	433	4,646	(4,213)
TOTAL ADMINISTRATIVE EXPENSES	148,128	103,924	120,369	(16,445)
SECURITY OPERATIONS				
SECURITY CONTRACT	132,480	88,320	103,535	(15,215)
SECURITY SYSTEM (INCLUDES VIDEO SYSTEM INSTALL)	2,500	1,667	5,721	(4,054)
SECURITY - ROVER	52,800	35,200	34,080	1,120
TOTAL SECURITY OPERATIONS	187,780	125,187	143,336	(18,149)
UTILITIES:				
UTILITY - ELECTRICITY	34,000	22,667	24,014	(1,348)
UTILITY - STREETLIGHTS	64,500	43,000	31,174	11,826
UTILITY - GAS	16,000	10,667	12,489	(1,822)
UTILITY - WATER	8,000	5,333	5,156	178
SOLID WASTE CONTROL - RECREATION FACILITY	660	440	447	(7)
SOLID WASTE CONTROL - SOLID WASTE ASSESSMENT	850	700	932	(232)
TOTAL UTILITIES	124,010	82,807	74,213	8,594
PHYSICAL ENVIRONMENT				
STORMWATER ASSESSMENT	2,900	1,933	-	1,933
LAKE/POND BANK MAINTENANCE	35,000	23,333	1,973	21,361
AQUATIC MAINTENANCE (Contract)	23,700	15,800	13,808	1,992
WETLAND/MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	-
INLET MONITORING	500	333	-	333
POND 25	-	-	-	-
GENERAL LIABILITY/PROPERTY INSURANCE	27,842	18,561	19,281	(719)
LANDSCAPE MAINTENANCE	147,082	98,055	110,217	(12,162)
LANDSCAPE REPLACEMENT & FERT/CHEM	48,100	32,067	19,750	12,317
IRRIGATION REPAIRS & MAINTENANCE	8,500	5,667	10,980	(5,314)
RUST PREVENTION	10,680	7,120	7,345	(225)
LANDSCAPE IMPROVEMENTS	25,000	16,667	16,064	602
LANDSCAPE CONTINGENCY	-	-	1,425	(1,425)
TOTAL PHYSICAL ENVIRONMENT	329,304	219,536	200,842	18,694
ROAD & STREET FACILITIES				
GATE MAINTENANCE	10,000	6,667	2,279	4,388
SIDEWALK REPAIR & MAINTENANCE	2,500	1,667	-	1,667
STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	8,000	5,333	6,575	(1,242)
STREET SIGN REPAIR & REPLACEMENT	3,000	2,000	-	2,000
ROADWAY REPAIR & MAINTENANCE	10,000	6,667	4,300	2,367
TOTAL ROAD & STREET FACILITIES	33,500	22,333	13,154	9,180

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For The Period From October 1, 2021 Through May 31, 2022

	FY 2022 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
PARKS & RECREATION				
MANAGEMENT CONTRACT	170,421	113,614	99,412	14,202
POOL/WATER PARK/ FOUNTAIN MAINTENANCE	2,500	1,667	-	1,667
POOL PERMITS	705	470	-	470
CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	13,000	8,667	8,828	(162)
CLUBHOUSE TELEPHONE, FAX, INTERNET	17,000	11,333	11,105	229
CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,500	1,000	824	176
CLUBHOUSE PEST CONTROL	795	530	478	53
CLUBHOUSE OFFICE SUPPLIES	4,000	2,667	4,250	(1,583)
CLUBHOUSE JANITORIAL SERVICES	4,500	3,000	1,620	1,380
CLUBHOUSE LIGHTING REPLACEMENT	1,500	1,000	-	1,000
TENNIS/BASKETBALL COURT REPAIRS & RESURFACE	3,000	2,000	-	2,000
MISCELLANEOUS EXPENSES	10,000	6,667	6,220	447
SECURITY / FIRE SYSTEM	2,500	1,667	3,393	(1,727)
LICENSES AND DUES FOR MOVIES	1,500	1,000	400	600
SPECIAL EVENTS	13,500	9,000	16,291	(7,291)
PRESSURE WASH	6,000	4,000	8,065	(4,065)
CAPITAL PROJECTS	25,000	16,667	-	16,667
GYM MONITOR - COVID			-	-
TOTAL PARKS & RECREATION	277,421	184,947	160,885	24,062
TOTAL EXPENDITURE BEFORE CONTINGENCY	1,100,143	738,734	712,798	25,936
CONTINGENCY (RESEAL POOL DECKS)	26,154	17,436	296	17,140
TOTAL EXPENDITURES BEFORE OTHER USES	1,126,297	756,170	713,094	43,076
TRANSFER-OUT TO CAPITAL RESERVE FUND	143,520	143,520	143,520	-
TOTAL OTHER FINANCING USES	143,520	143,520	143,520	-
TOTAL EXPENDITURES	1,269,817	899,690	856,614	43,076
NET CHANGE IN FUND BALANCE	-	245,127	301,150	56,023
FUND BALANCE - BEGINNING	761,097	761,097	761,097	-
RESTATEMENT OF BEGINNING FUND BALANCE	18,313	18,313	18,313	-
FUND BALANCE - BEGINNING, RESTATED	779,411	779,411	779,411	-
FUND BALANCE FORWARD SOURCES	-	-	-	-
FUND BALANCE FORWARD USES	(100,000)	-	-	-
FUND BALANCE - ENDING	\$ 679,411	\$ 1,024,538	\$ 1,080,561	\$ 56,023

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
General Fund - Reserve Fund
For The Period From October 1, 2021 Through May 31, 2022

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL (GROSS)	\$ -
INTEREST--INVESTMENT	381
TOTAL REVENUE	381
 EXPENDITURES	
MISCELLANEOUS EXPENSES	-
TOTAL EXPENDITURES	-
 EXCESS REVENUE OVER (UNDER) EXPENDITURES	381
 OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	143,520
TRANSFERS-OUT TO CAPITAL PROJ	-
TOTAL OTHER FINANCING SOURCES (USES)	143,520
 NET CHANGE IN FUND BALANCE	 143,901
FUND BALANCE - BEGINNING	667,388
FUND BALANCE - ENDING	\$ 811,290

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Debt Service Fund Series 2019
For The Period From October 1, 2021 Through May 31, 2022

	YTD ACTUAL
REVENUE	
ASSESSMENTS-ON-ROLL	\$ 606,912
ASSESSMENTS DISCOUNT	-
ASSESSMENTS ON ROLL - EXCESS FEES	-
PREPAYMENT	74,035
INTEREST--INVESTMENT	24
FUND BALANCE FORWARD	-
TOTAL REVENUE	680,970
EXPENDITURES	
ADMINISTRATIVE	
COST OF ISSUANCE	-
DEBT SERVICE	
Principal	
11/1/2021	65,000
5/1/2022	395,000
Interest	
5/1/2022	106,406
11/1/2021	107,578
Prepayment	70,000
TOTAL EXPENDITURES	743,984
EXCESS REVENUE OVER (UNDER) EXPENDITURES	(63,014)
OTHER FINANCING SOURCES (USES)	
TRANSFERS-IN	-
TRANSFERS-OUT	-
UNDERWRITER'S DISCOUNT	-
TOTAL OTHER FINANCING SOURCES (USES)	-
NET CHANGE IN FUND BALANCE	(63,014)
FUND BALANCE - BEGINNING	616,468
RESTATEMENT OF BEGINNING FUND BALANCE	12,056
FUND BALANCE - BEGINNING, RESTATED	628,523
FUND BALANCE - ENDING	\$ 565,509

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
2019 Acquisition & Construction
For The Period From October 1, 2021 Through May 31, 2022

		YTD ACTUAL
REVENUE		
ASSESSMENTS-ON-ROLL (GROSS)	\$	-
INTEREST--INVESTMENT		14
MISCELLANEOUS REVENUE		-
TOTAL REVENUE		14
EXPENDITURES		
CONSTRUCTION IN PROGRESS		3,657
POOL HEATERS		-
CRUISE CAR		-
TOTAL EXPENDITURES		3,657
EXCESS REVENUE OVER (UNDER) EXPENDITURES		(3,643)
OTHER FINANCING SOURCES (USES)		
TRANSFERS-IN		-
BOND PROCEEDS		-
TRANSFERS-OUT		-
TOTAL OTHER FINANCING SOURCES (USES)		-
NET CHANGE IN FUND BALANCE		(3,643)
FUND BALANCE - BEGINNING		282,631
FUND BALANCE - ENDING	\$	278,988

Lakeshore Ranch Community Development District
Operating Account - Bank Reconciliation
May 31, 2022

	<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$ 106,692.10
Plus: Deposits In Transit	-
Less: Outstanding Checks	(17,735.43)
Less: Restricted cash in operating account	(12,055.95)
<i>Adjusted Bank Balance</i>	<u><u>\$ 76,900.72</u></u>
<i>Beginning Balance Per Books</i>	\$ 127,228.60
Cash Deposits & Credits	100,012.16
Cash Disbursements & Transfers	(150,340.04)
<i>Balance Per Books</i>	<u><u>\$ 76,900.72</u></u>

**Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2022**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
		EOY Balance - original				154,633.47
09/30/2021	General Journal	BankUnited	Move funds to restricted for debt service account		12,055.95	142,577.52
		EOY Balance - restated				142,577.52
10/01/2021	ACH100121-1	Frontier Communications	Internet/Phone Amphitheatre 9/7 - 10/6		146.97	154,486.50
10/01/2021	ACH100121-2	Frontier Communications	Cable/Internet Gate 9/7 - 10/6		315.53	154,170.97
10/01/2021	2764	Vesta Property Services, Inc.	Clubhouse / facility management service at Lakeshore Ranch CDD Amenity		14,201.68	139,969.29
10/01/2021	ACH1142021-	Frontier Communications	Internet/Phone Amphitheatre 10/01-10/25		314.06	139,655.23
10/01/2021			Deposit	9.70		139,664.93
10/01/2021			Deposit	1.00		139,665.93
10/04/2021	ACH100421-1	Frontier Communications	Phone 9/9 - 10/8		115.98	139,549.95
10/04/2021	ACH100421-2	Frontier Communications	Phone 9/10 - 10/9		49.21	139,500.74
10/05/2021	2765	United Force Security Group Inc.			12,720.00	126,780.74
10/05/2021	2766	Yellowstone Landscape			8,624.98	118,155.76
10/06/2021			Funds Transfer - Debit Card Replenishment		1,100.00	117,055.76
10/07/2021			Deposit	25.00		117,080.76
10/07/2021			Deposit	5.00		117,085.76
10/08/2021			Deposit	300.00		117,385.76
10/11/2021	2775	United Force Security Group Inc.			7,200.00	110,185.76
10/12/2021	2768	DPFG	CDD Mgmt - Oct		5,175.00	105,010.76
10/13/2021	2769	Florida Dept of Economic Opportunity	Annual Filing - FY 2022		175.00	104,835.76
10/13/2021	ACH101321	FL Dept of Revenue	Sep 2021 Sales & Use Tax		70.00	104,765.76
10/14/2021	ACH101421	Pasco County Utilities Services Branch			39.23	104,726.53
10/14/2021	2795	Quill LLC	Clubhouse Supplies- Facial Tissue		222.98	104,503.55
10/15/2021			Funds Transfer		5,000.00	99,503.55
10/15/2021			Deposit	275.00		99,778.55
10/18/2021	2773	United Force Security Group Inc.			3,360.00	96,418.55
10/19/2021	ACH101921	Pasco County Utilities Services Branch			441.07	95,977.48
10/20/2021	2783	Quill LLC	Clubhouse Supplies- Pilot G2 Retrct Gel		55.27	95,922.21
10/20/2021	2784	Sharon Gandy	Walmart Receipt		35.64	95,886.57
10/21/2021	2770	All Seeing Eye Security	Installed new computer		240.00	95,646.57
10/21/2021	2771	John H Rose	External hard drive Purchased for Lori's New computer.		123.04	95,523.53
10/22/2021	ACH 102221	W.R.E.C.			7,795.23	87,728.30
10/22/2021	102221ACH1	Christine Lagnese	BOS MTg 10/22/21		184.70	87,543.60
10/22/2021	102221ACH2	Innovative Employer Solutions	BOS MTg 10/22/21		203.00	87,340.60
10/22/2021	102221ACH3	John H Rose	BOS MTg 10/22/21		184.70	87,155.90
10/22/2021	102221ACH4	Ronald Mitchell	BOS MTg 10/22/21		184.70	86,971.20
10/22/2021	10221ACH5	Tonya Robbins	BOS MTg 10/22/21		184.70	86,786.50
10/22/2021	25	Shawn McCaig	BOS MTg 10/22/21		184.70	86,601.80
10/22/2021	2778	Cardno, Inc.			4,064.49	82,537.31
10/25/2021			Deposit	300.00		82,837.31
10/26/2021	ACH102621	Frontier Communications	Internet/Phone Amphitheatre 10/01-10/25		812.15	82,025.16
10/26/2021	ACH102621	Waste Connections of Florida	Solid Waste 10/01-10/25		52.00	81,973.16
10/28/2021	2776	Himes Electrical Service	Service Call 10/26		266.32	81,706.84
10/29/2021			Interest	12.41		81,719.25
10/29/2021			Interest	12.41		81,731.66
10/31/2021				940.52	73,842.33	69,675.71
11/02/2021	2777	DPFG	CDD Mgmt - Nov		5,175.00	64,500.71
11/03/2021			Deposit	439.00		64,939.71
11/04/2021	ACH11042021	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd Amphitheater 11/25		27.98	64,911.73
11/05/2021	2780	Cardno, Inc.			6,662.62	58,249.11
11/05/2021	2779	Straley Robin Vericker	Legal Svcs thru 09/21/2021		2,691.50	55,557.61
11/05/2021	2789	Steadfast Environmental, LLC			3,945.04	51,612.57
11/06/2021	2791	Protestis Fire & Safety			1,108.50	50,504.07
11/09/2021			Funds Transfer - Debit Card Replenishment		750.00	49,754.07
11/12/2021	2793	United Force Security Group Inc.			8,400.00	41,354.07
11/12/2021		Lane Christmas Lights	Deposit for Materials		6,178.50	35,175.57
11/12/2021	2792	Commercial Fire & Communications	Annual Fire Alarm Monitoring Fee		232.50	34,943.07
11/12/2021	2794	Straley Robin Vericker	Lake & Pond Maint - Sept		251.05	34,692.02
11/12/2021			Deposit	5,571.00		40,263.02
11/12/2021			Deposit	1,378.60		41,641.62
11/15/2021	2799	United Force Security Group Inc.			6,960.00	34,681.62
11/16/2021	ACH111621	Pasco County Utilities Services Branch			1,120.86	33,560.76
11/16/2021	ACH111621	Pasco County Utilities Services Branch	Service Fee of \$2.50		2.50	33,558.26
11/17/2021	ACH111721	Frontier Communications			1,122.70	32,435.56
11/17/2021	2797	Envera Systems	Svc & Maintenance, Video Pulls 12/01-12/31/21		1,538.64	30,896.92
11/19/2021	111921ACH1	Christine Lagnese	BOS MTG 11/19/21		184.70	30,712.22
11/19/2021	111921ACH2	Innovative Employer Solutions	BOS MTG 11/19/21		203.00	30,509.22
11/19/2021	111921ACH3	John H Rose	BOS MTG 11/19/21		184.70	30,324.52
11/19/2021	111921ACH4	Ronald Mitchell	BOS MTG 11/19/21		184.70	30,139.82
11/19/2021	111921ACH5	Tonya Robbins	BOS MTG 11/19/21		184.70	29,955.12
11/19/2021	26	Shawn McCaig	BOS MTG 11/19/21		184.70	29,770.42
11/19/2021	ACH111921	City of Clearwater	19730 Sundance Lake Blvd - 10/13/21-11/09/21		1,076.65	28,693.77
11/19/2021	2798	Fitness Logic			435.69	28,258.08
11/19/2021	11/19/21	W.R.E.C.			7,633.83	20,624.25
11/23/2021			Funds Transfer - Debit Card Replenishment		1,100.00	19,524.25
11/23/2021	2801	Straley Robin Vericker	Legal Svcs thru 10/15/21		3,732.72	15,791.53
11/23/2021	2802	Clean Sweep Supply Co, Inc.	Supplies - Multi-Fold Towels		150.25	15,641.28
11/23/2021	2803	Yellowstone Landscape	Monthly Landscape Nov		12,332.99	3,308.29
11/23/2021	2804	Innersync	ADA Website Hosting		1,155.00	1,793.29
11/23/2021	2805	Disability Smart Solutions	Flat fee		1,600.00	193.29
11/24/2021	2796	Steadfast Environmental, LLC	Lake & Pond Maint - Dec		1,972.52	-1,779.23
11/24/2021	11/24/21	Waste Connections of Florida	Solid Waste November		52.00	-1,831.23
11/29/2021			Interest	5.63		-1,825.60
11/30/2021				7,394.23	78,895.54	-1,825.60
12/02/2021			Funds Transfer	100,000.00		98,174.40
12/02/2021	ACH100221	Frontier Communications			146.97	98,027.43
12/03/2021	2806	Vesta Property Services, Inc.	Clubhouse / facility management service at Lakeshore Ranch CDD Amenity		14,201.68	83,825.75
12/03/2021	2809	Air Hawk Heating and Cooling	Maintenance Plan		550.00	83,275.75
12/03/2021	2808	Cardno, Inc.	Professional Service Rendered through:09/17/21		888.55	82,387.20
12/03/2021	2810	Southern Automated Access Service, Inc			302.80	82,084.40
12/03/2021	2811	United Force Security Group Inc.			5,520.00	76,564.40
12/06/2021	2812	DPFG	CDD Mgmt - Dec		5,175.00	71,389.40
12/06/2021	2813	Gate Pro, Inc	Remove gate For repair		4,300.00	67,089.40
12/06/2021	2817	United Force Security Group Inc.			3,360.00	63,729.40
12/06/2021	ACH120621	Frontier Communications			115.98	63,613.42
12/07/2021	2814	Green Thumb Unlimited	Removes Trees		2,675.00	60,938.42
12/07/2021	2815	Lori Karpay -	Bought items for an event		41.54	60,896.88
12/07/2021	ACH120721	Frontier Communications			48.96	60,847.92
12/08/2021	2816	Santa Pete and Mrs.Claus	Two Holiday Parties 12/10-12/12		550.00	60,297.92
12/10/2021	2824	ADT Security Services	12/29/21-03/22 Burgler Alarm Monitoring		360.97	59,936.95
12/10/2021			Funds Transfer		900.00	59,036.95
12/13/2021	ACH121321	Pasco County Utilities Services Branch			25.48	59,011.47
12/14/2021			Funds Transfer		1,050.00	57,961.47
12/14/2021	12/14/21	Pasco County Utilities Services Branch			14.16	57,947.31
12/16/2021	2818	Yellowstone Landscape			38,084.00	19,863.31
12/17/2021	2820	Yellowstone Landscape	Monthly Landscape Nov		830.33	18,932.98
12/17/2021	2821	Board of County Commissioners			906.74	18,026.24

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2022

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
12/17/2021	SO15659	Arete Industries	Removal of existing pole and add new unit also install warning sign on column.	935.00		18,961.24
12/17/2021	2822	Arete Industries	Removal of existing pole and add new unit also install warning sign on column.		935.00	18,026.24
12/17/2021	121721ACH1	Christine Lagnese	BOS MTG 12/17/21		184.70	17,841.54
12/17/2021	121721ACH2	Innovative Employer Solutions	BOS MTG 12/17/21		203.00	17,638.54
12/17/2021	121721ACH3	John H Rose	BOS MTG 12/17/21		184.70	17,453.84
12/17/2021	121721ACH4	Ronald Mitchell	BOS MTG 12/17/21		184.70	17,269.14
12/17/2021	121721ACH5	Tonya Robbins	BOS MTG 12/17/21		184.70	17,084.44
12/17/2021	27	Shawn McCaig	BOS MTG 12/17/21		184.70	16,899.74
12/17/2021	ACH121721	W.R.E.C.			265.35	16,634.39
12/17/2021	ACH1217211	W.R.E.C.			195.18	16,439.21
12/17/2021	ACH1217211	W.R.E.C.			42.72	16,396.49
12/17/2021	ACH12172111	W.R.E.C.			5,114.81	11,281.68
12/17/2021	ACH1217212	W.R.E.C.			302.20	10,979.48
12/17/2021	ACH12172021	W.R.E.C.			1,386.82	9,592.66
12/17/2021	ACH12172022	W.R.E.C.			301.15	9,291.51
12/17/2021	ACH12172122	W.R.E.C.			74.98	9,216.53
12/17/2021	ACH12172124	W.R.E.C.			73.30	9,143.23
12/18/2021	2823	First Place Fitness Equipment	Came Selector Pin Broken out of Box		269.89	8,873.34
12/18/2021	2825	Suncoast Rust Control, Inc.	Rust Prevention - Dec		890.00	7,983.34
12/20/2021	ACH1119211	Frontier Communications	Internet/Phone Amphitheatre 11/07/21-12/06/21		314.88	7,668.46
12/21/2021	2826	DPFG			4,750.00	2,918.46
12/21/2021	2828	United Force Security Group Inc.			7,440.00	-4,521.54
12/21/2021	2829	DPFG	Funds Transfer	100,000.00		95,478.46
12/21/2021	2831	Rptide Pressure Washing, LLC	Nov Billable Expenses		49.22	95,429.24
12/21/2021	ACH122121	City of Clearwater	Cleaning of community sidewalks		8,065.00	87,364.24
12/23/2021	2830	DPFG	SEPT Billable Expenses		2,494.59	84,869.65
12/23/2021	ACH122321	Waste Connections of Florida			14.44	84,855.21
12/24/2021	012422ACH	Pasco County Utilities Services Branch			57.20	84,798.01
12/27/2021	2832	Southern Automated Access Services	Playground		67.07	84,730.94
12/27/2021	ACH12272114	Pasco County Utilities Services Branch			103.90	84,627.04
12/27/2021	ACH122721	Pasco County Utilities Services Branch			14.16	84,612.88
12/27/2021	122721	Pasco County Utilities Services Branch			10.14	84,602.74
12/28/2021	2833	Cardno, Inc.			440.93	84,161.81
12/28/2021	2835	Elliott Smith	Professional Service Rendered through: 11/26/21		4,941.94	79,219.87
12/28/2021	2836	United Force Security Group Inc.	Community Event - Date to be determined		250.00	78,969.87
12/28/2021	2837	Suncoast Rust Control, Inc.			8,040.00	70,929.87
12/28/2021	ACH1228211	Frontier Communications			1,780.00	69,149.87
12/29/2021	2838	Straley Robin Vericker	Interest	9.18	810.95	68,338.92
12/30/2021	2839	Steadfast Environmental, LLC	Legal Svcs thru 12/15/2021			68,348.10
12/30/2021	2839	Steadfast Environmental, LLC	Lake & Pond Maint - Jan		1,494.50	66,853.60
12/31/2021				200,944.18	134,227.50	64,891.08
01/01/2022	2863	Frontier Communications	Internet/Phone Amphitheatre 01/01/22-01/31/22		806.92	64,084.16
01/01/2022	2878	Yellowstone Landscape	Monthly Landscape Jan		12,538.99	51,545.17
01/03/2022	2840	DLTD Solutions Inc	Monthly Fees for Jan 2022		200.00	51,345.17
01/03/2022	2842	William McLaughlin	Traffic Control for DEC 2021		0.00	51,345.17
01/03/2022	2843	Vesta Property Services, Inc.	Clubhouse / facility management service at Lakeshore Ranch CDD Amenities		14,201.68	37,143.49
01/04/2022	2844	DPFG	CDD Mgmt - Jan 2022		5,175.00	31,968.49
01/04/2022	010422ACH	Frontier Communications	12/10-01/09 phone services		48.96	31,919.53
01/04/2022	010422ACH1	Frontier Communications	12/7-01/06 - Phone/Internet gate		314.35	31,605.18
01/04/2022	010422ACH3	Frontier Communications	phone services 1/7-2/6		146.97	31,458.21
01/04/2022	010422ACH4	Frontier Communications	Internet/Phone Amphitheatre 02/9-3/8		115.98	31,342.23
01/05/2022			Deposit	1,289.00		32,631.23
01/05/2022			Deposit	100.00		32,731.23
01/07/2022	2846	Insect IQ, Inc.			0.00	32,731.23
01/07/2022			Deposit	495.00		33,226.23
01/10/2022	2850	Suncoast Rust Control, Inc.	Monthly rust control service and solution fro Previous month		890.00	32,336.23
01/10/2022	2851	William Fair	Reimbursemt for agreement fees		300.00	32,036.23
01/12/2022	011222ACH	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd		25.48	32,010.75
01/13/2022	2854	United Force Security Group Inc.			3,840.00	28,170.75
01/13/2022	2855	Egis Insurance Advisors LLC	Policy Change- #100121621 - Add Property Shed 1/13		148.00	28,022.75
01/13/2022			Funds Transfer		1,000.00	27,022.75
01/17/2022	2856	Cardno, Inc.			573.75	26,449.00
01/17/2022	2857	Clean Sweep Supply Co, Inc.	Professional Service Rendered through: 11/26/21		381.95	26,067.05
01/17/2022	2858	Positive Energy Bounce House/Positive Ener	carnival bounce house		200.00	25,867.05
01/17/2022	2859	Tampa Bay Telephone	battery pack, cord		117.50	25,749.55
01/17/2022	2860	Tampa Bay Times	11/29-2/28/22 Renewal subscription		100.76	25,648.79
01/17/2022	2861	United Force Security Group Inc.			4,800.00	20,848.79
01/17/2022	2862	Don Harrison Enterprises	holiday lighting		1,153.00	19,695.79
01/21/2022	012122ACH1	W.R.E.C.	8703 Land O Lakes Blvd 12/01-01/03		300.35	19,395.44
01/21/2022	012122ACH2	W.R.E.C.	19707 Sundance lakes Blvd 12/01-01/03		74.64	19,320.80
01/21/2022	012122ACH3	W.R.E.C.	19825 Sundance lakes Blvd 12/01-01/03		328.54	18,992.26
01/21/2022	012122ACH4	W.R.E.C.	19730 Sundance Lake Blvd 12/01-01/03		1,519.12	17,473.14
01/21/2022	012122ACH5	W.R.E.C.	19602 Sundance Lake Blvd - 12/01-01/03		301.32	17,171.82
01/21/2022	012122ACH6	W.R.E.C.	18960 Falcon Crest Blvd- Public Lighting		5,114.81	12,057.01
01/21/2022	012122ACH7	W.R.E.C.	18960 Falcon Crest Blvd 12/01-01/03		42.64	12,014.37
01/21/2022	012122ACH8	W.R.E.C.	19530 Sundance Lake Blvd 12/01-01/03		216.31	11,798.06
01/21/2022	012122ACH9	W.R.E.C.	8522 Water Color Dr 12/01-01/03		73.74	11,724.32
01/21/2022	012122ACH1	Christine Lagnese	BOS MTG 1/21/22		184.70	11,539.62
01/21/2022	012122ACH2	Innovative Employer Solutions	BOS MTG 1/21/22		203.00	11,336.62
01/21/2022	012122ACH3	John H Rose	BOS MTG 1/21/22		184.70	11,151.92
01/21/2022	012122ACH4	Ronald Mitchell	BOS MTG 1/21/22		184.70	10,967.22
01/21/2022	012122ACH5	Tonya Robbins	BOS MTG 1/21/22		184.70	10,782.52
01/21/2022	28	Shawn McCaig	BOS MTG 1/21/22		184.70	10,597.82
01/21/2022	012122ACH1	FL Dept of Revenue	4th Qtr 2021 Sales Tax		8.75	10,589.07
01/24/2022	012422ACH1	Pasco County Utilities Services Branch	0 Sundance Lake Blvd 11/19/21-12/21/21		635.85	9,953.22
01/24/2022	012422ACH2	Pasco County Utilities Services Branch	19730 Sundance Lake Blvd 11/19/21-12/21/21		20.19	9,933.03
01/24/2022	012422ACH3	Pasco County Utilities Services Branch	19825 Sundance Lake Blvd 11/19/21-12/21/21		10.14	9,922.89
01/24/2022	012422ACH4	Pasco County Utilities Services Branch	19602 Sundance Lake Blvd 11/19/21-12/21/21		10.14	9,912.75
01/24/2022	2864	Waste Connections of Florida	19730 Sundance Lake 2/1/22-02/28/22		57.20	9,855.55
01/24/2022	1/24/22ACH	Waste Connections of Florida	19730 Sundance Lake 2/1/22-02/28/22		57.20	9,798.35
01/25/2022	1/25/22ACH1	City of Clearwater	19730 Sundance Lake Blvd - 12/10-11/12/22		2,301.13	7,544.18
01/25/2022	2865	Straley Robin Vericker			3,402.22	4,142.22
01/26/2022	2866	Yellowstone Landscape			1,076.00	3,076.20
01/26/2022	2867	Board of County Commissioners	Solid Waste Assessment - FY 2022		25.75	3,050.45
01/26/2022	2868	Central Termite & Pest Control	Pest Control - Extended warranty insurance for 2022		275.00	2,775.45
01/26/2022	2869	DPFG	Dec Billable Expenses		40.76	2,734.69
01/26/2022	2870	Protegis Fire & Safety	fire & Safety equip		2,284.84	449.85
01/26/2022	2871	Southern Automated Access Services	Playground		107.90	341.95
01/26/2022	2872	VESH	Community Event (12/10/21)		4,762.70	-4,420.75
01/26/2022	012622ACH	Bank United	Business Checks		183.91	-4,604.66
01/26/2022	1/26/22	Frontier Communications	Internet/Phone Amphitheatre 01/01/22-01/31/22		806.92	-5,411.58
01/26/2022	1/26/22	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 11/19/21-12/21/21		67.07	-5,478.65
01/27/2022	2873	Business Observer	Legal Ad- Mtg 2/3/22		65.63	-5,544.28
01/27/2022	2874	Envera Systems	19730 Sundance Lake Blvd. (02/01/22-02/28/22) Alarm Monitoring Services		1,538.64	-7,082.92
01/27/2022	2875	Straley Robin Vericker			2,764.50	-9,847.42
01/28/2022	2876	SESAC	Music License		184.70	-10,032.12

**Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2022**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
01/28/2022	2877	Steadfast Environmental, LLC	Lake & Pond Maint - Feb 2022		1,972.52	-12,004.64
01/28/2022	012822ACH	Lakeshore Ranch CDD c/o US Bank	Trustee Fees		4,040.63	-16,045.27
01/28/2022			Funds Transfer		1,280.00	-17,325.27
01/29/2022			Interest	5.80		-17,319.47
01/31/2022	013122ACH	Frontier Communications	Internet/Phone Amphitheatre 1/7-2/6/22		146.97	-17,466.44
01/31/2022	013122ACH1	Frontier Communications	Internet/Phone Amphitheatre 1/7-2/6/21		312.35	-17,778.79
01/31/2022				1,889.80	84,616.87	-17,835.99
02/01/2022			Funds Transfer	100,000.00		82,164.01
02/01/2022	2879	Cardno, Inc.	Deposit	3,142.75	3,857.20	78,306.81
02/02/2022	020222ACH	Frontier Communications	Internet/Phone Amphitheatre 01/09-02/08/22		115.98	81,449.56
02/02/2022	2880	Suncoast Rust Control, Inc.	Monthly rust control service and solution fro Previous month		935.00	80,398.58
02/02/2022	2881	United Force Security Group Inc.	Gatehouse (01/28/22-02/06/22)		3,600.00	76,798.58
02/02/2022	2882	Vesta Property Services, Inc.	Clubhouse / facility management service at Lakeshore Ranch CDD Amenity		14,201.68	62,596.90
02/02/2022	2883	Yellowstone Landscape			2,469.23	60,127.67
02/03/2022	020322ACH	Frontier Communications	1/10/22 - Phone/Internet gate		48.61	60,079.06
02/03/2022	2884	Protegis Fire & Safety			2,284.84	57,794.22
02/11/2022	2885	DLTD Solutions Inc			600.00	57,194.22
02/11/2022	2886	William McLaughlin			2,000.00	55,194.22
02/15/2022	2889	United Force Security Group Inc.			7,680.00	47,514.22
02/15/2022	2890	Wall's Upholstery	1 board room repair/chair		167.90	47,346.32
02/15/2022	2891	Yellowstone Landscape			17,936.52	29,409.80
02/16/2022	2892	Illuminations Holiday Lighting	Christmas Lights - Final		6,575.00	22,834.80
02/16/2022	2893	Southern Automated Access Services			1,225.00	21,609.80
02/16/2022			Deposit	5,619.70		27,229.50
02/18/2022	021822ACH1	W.R.E.C.	8703 Land O Lakes Blvd 01/03-01/31		143.30	27,086.20
02/18/2022	021822ACH2	W.R.E.C.	18960 Falcon Crest Blvd 01/03-01/31		41.31	27,044.89
02/18/2022	021822ACH3	W.R.E.C.	19530 Sundance Lake Blvd. 01/03-01/31		174.50	26,870.39
02/18/2022	021822ACH4	W.R.E.C.	19707 Sundance Lake Blvd. 01/03-01/31		68.89	26,801.50
02/18/2022	021822ACH5	W.R.E.C.	19825 Sundance Lake Blvd 01/03-01/31		335.08	26,466.42
02/18/2022	021822ACH6	W.R.E.C.	8522 Water Color Dr. 01/03-01/31		62.08	26,404.34
02/18/2022	021822ACH7	W.R.E.C.	19602 Sundance Lake Blvd 01/03-01/31		261.38	26,142.96
02/18/2022	021822ACH8	W.R.E.C.	Public Lighting		5,110.73	21,032.23
02/18/2022	021822ACH9	W.R.E.C.	19730 Sundance Lake Blvd 01/03-01/31		1,472.97	19,559.26
02/18/2022	021822ACH1	Christine Lagnese	BOS MTG 2/2 & 2/14/22		369.40	19,189.86
02/18/2022	021822ACH2	Innovative Employer Solutions	BOS MTG 2/2 & 2/14/22		356.00	18,833.86
02/18/2022	021822ACH2	John H Rose	BOS MTG 2/2 & 2/14/22		369.40	18,464.46
02/18/2022	021822ACH4	Ronald Mitchell	BOS MTG 2/2 & 2/14/22		369.40	18,095.06
02/18/2022	021822ACH5	Tonya Robbins	BOS MTG 2/2 & 2/14/22		369.40	17,725.66
02/18/2022	29	Shawn McCaig	BOS MTG 2/2 & 2/14/22		369.40	17,356.26
02/20/2022	030322ACH01	City of Clearwater	19730 Sundance Lake Blvd - 1/12-2/9/22		3,521.34	13,834.92
02/22/2022	022222ACH1	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 12/21-01/20		75.34	13,759.58
02/22/2022	022222ACH2	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 12/06-01/07		25.48	13,734.10
02/22/2022	022222ACH3	Pasco County Utilities Services Branch	19730 Sundance Lake Blvd 12/21-01/20		23.38	13,710.72
02/22/2022	022222ACH4	Pasco County Utilities Services Branch	19602 Sundance Lake Blvd 12/21-01/20		12.15	13,698.57
02/22/2022	022222ACH5	Pasco County Utilities Services Branch	19825 Sundance Lake Blvd 12/21-01/20		14.16	13,684.41
02/22/2022	022222ACH6	Pasco County Utilities Services Branch	0 Sundance Lake Blvd 12/21-01/20		531.90	13,152.51
02/22/2022	2894	Michael Novick,	Refund of payment to CDD		300.00	12,852.51
02/22/2022	2895	DJPG	Jan Billable Expenses		15.92	12,836.59
02/22/2022	2896	United Force Security Group Inc.			5,280.00	7,556.59
02/23/2022	2897	Air Hawk Heating and Cooling	AC Maint		870.00	6,686.59
02/23/2022	2898	Frontier Communications	Internet/Phone 2/10-3/9/22		48.61	6,637.98
02/23/2022	2899	Southern Automated Access Service, Inc	Playground and clubhouse		107.90	6,530.08
02/23/2022			Deposit	300.00		6,830.08
02/24/2022	2900	Don Harrison Enterprises	Repaired one tennis court lighting		1,375.00	5,455.08
02/24/2022	2901	Envera Systems			4,615.92	839.16
02/25/2022	022522ACH	Frontier Communications	Internet/Phone Amphitheatre 02/01/22-02/28/22		804.62	34.54
02/28/2022			Funds Transfer		1,700.00	-1,665.46
02/28/2022			Interest	6.58		-1,658.88
02/28/2022				109,069.03	92,891.92	-1,658.88
03/02/2022	2902	Straley Robin Vericker	Funds Transfer	100,000.00	7,683.00	-9,341.88
03/02/2022					314.40	90,658.12
03/03/2022	030322ACH02	Frontier Communications	02/07-03/06 - Phone/Internet gate		146.97	90,343.72
03/03/2022	030322ACH03	Frontier Communications	Internet/Phone Amphitheatre 2/7-3/6/22		1,972.52	90,196.75
03/04/2022	2903	Steadfast Environmental, LLC	Routine Aquatic Maintenance -March 2022		4,560.00	88,224.23
03/04/2022	2904	United Force Security Group Inc.			13,920.99	83,664.23
03/04/2022	2905	Yellowstone Landscape	Monthly Landscape Maintenance -March 2022		25.48	69,743.24
03/04/2022	2906	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 1/7-2/8		25.48	69,717.76
03/05/2022	030522ACH01	Frontier Communications	Internet/Phone Amphitheatre 02/9-3/8		115.98	69,601.78
03/07/2022	2907	Clean Sweep Supply Co, Inc.	Supplies		295.94	69,305.84
03/07/2022	2908	dormakaba USA, Inc.	Cust # 39483		70.46	69,235.38
03/07/2022	2909	DJPG	CDD Mgmt - Feb 2022		5,175.00	64,060.38
03/07/2022	2910	First Place Fitness Equipment	leg press		119.55	63,940.43
03/07/2022	2911	Get Up to Get Down	Lake Shore Ranch Holiday Party		500.00	63,440.43
03/07/2022	2912	Suncoast Rust Control, Inc.	Monthly rust control service and solution fro Previous month		935.00	62,505.43
03/08/2022	2913	United Force Security Group Inc.	24hr Guard Patrol for the Gatehouse Revised		3,360.00	59,145.43
03/08/2022	2914	DJPG	CDD Mgmt - March 22		5,175.00	53,970.43
03/08/2022	2915	SESAC	License		184.70	53,785.73
03/08/2022	2916	Tampa Bay Times	3/16 to 6/15/22 Renewal subscription		100.76	53,684.97
03/08/2022	2920	Yellowstone Landscape			1,403.52	52,281.45
03/15/2022	2924	Yellowstone Landscape			5,642.57	46,638.88
03/16/2022	2921	William McLaughlin	Traffic Control for DEC 2021		1,000.00	45,638.88
03/16/2022	2922	Innovative Quest II Corp	Parks & Rec		900.00	44,738.88
03/16/2022	2923	Frontier Communications	Internet/Phone Amphitheatre 03/09-04/08		231.96	44,506.92
03/17/2022	2925	ADT Security Services	3/29- 6/28 Burglar Alarm Monitoring		239.97	44,266.95
03/17/2022	2926	Steadfast Environmental, LLC	Routine Aquatic Maintenance - April 2022		1,972.52	42,294.43
03/17/2022			Funds Transfer		2,000.00	40,294.43
03/18/2022	031822ACH	W.R.E.C.	Public Lighting 01/31-3/01		5,176.40	35,118.03
03/18/2022	031822ACH2	W.R.E.C.	19530 Sundance Lake Blvd. 01/31-3/01		235.54	34,882.49
03/18/2022	031822ACH3	W.R.E.C.	8703 Land O Lakes Blvd 01/31-3/01		96.57	34,785.92
03/18/2022	031822ACH	Christine Lagnese	BOS MTG 3/18/22		184.70	34,599.22
03/18/2022	031822ACH2	Innovative Employer Solutions	BOS MTG 3/18/22		203.00	34,396.22
03/18/2022	031822ACH3	John H Rose	BOS MTG 3/18/22		184.70	34,211.52
03/18/2022	031822ACH4	Ronald Mitchell	BOS MTG 3/18/22		184.70	34,026.82
03/18/2022	031822ACH5	Tonya Robbins	BOS MTG 3/18/22		184.70	33,842.12
03/18/2022	30	Shawn McCaig	BOS MTG 3/18/22		184.70	33,657.42
03/20/2022	032022ACH	City of Clearwater	19730 Sundance Lake Blvd - 2/10 - 3/10		1,637.08	32,020.34
03/21/2022	032122ACH1	Pasco County Utilities Services Branch	19602 Sundance Lake Blvd 1/20 -2/18		10.14	32,010.20
03/21/2022	032122ACH2	Pasco County Utilities Services Branch	0 Sundance Lake Blvd 1/20 -2/18		523.63	31,486.57
03/21/2022	032122ACH4	Pasco County Utilities Services Branch	19825 Sundance Lake Blvd 1/20 -2/18		12.15	31,474.42
03/21/2022	032122ACH5	Pasco County Utilities Services Branch	19730 Sundance Lake Blvd 1/20 -2/18		16.18	31,458.24
03/21/2022	032122ACH6	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 1/20 -2/18		67.07	31,391.17
03/22/2022	2927	United Force Security Group Inc.			8,170.00	23,219.17
03/23/2022			Deposit	4,021.84		27,241.01
03/24/2022	ACH0324	Waste Connections of Florida	19730 Sundance Lake 2/1/22-02/28/22		57.20	27,183.81
03/25/2022	ACH032522	Frontier Communications	Internet/Phone 03/01-03/31		803.48	26,380.33
03/25/2022	ACH1032522	W.R.E.C.	8522 Water Color Dr. 01/31- 03/01		62.50	26,317.83

**Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2022**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
03/25/2022	ACH2032522	W.R.E.C.	19707 Sundance Lake Blvd. 01/31- 03/01		71.66	26,246.17
03/25/2022	ACH3032522	W.R.E.C.	19825 Sundance Lake Blvd 01/31-03/01		314.79	25,931.38
03/25/2022	ACH4032522	W.R.E.C.	19730 Sundance Lake Blvd 01/31-03/01		1,526.55	24,404.83
03/25/2022	ACH5032522	W.R.E.C.	19602 Sundance Lake Blvd 01/31- 03/01		282.98	24,121.85
03/25/2022	ACH6032522	W.R.E.C.	18960 Falcon Crest Blvd 01/31-3/01		41.88	24,079.97
03/25/2022	2928	Bay Area Plumbing Inc	Replace urinal diaphragm		339.00	23,740.97
03/25/2022	2929	Clean Sweep Supply Co, Inc.	Supplies- Tidytrich and Kitchen towel roll		101.97	23,639.00
03/25/2022	2930	Insect IQ, Inc.	Pest Management- Regular Service Charge		67.50	23,571.50
03/25/2022	2931	Straley Robin Vericker	Legal Svcs thru 3/15/2022		458.35	23,113.15
03/28/2022	2932	DPFG	billable expenses		47.84	23,065.31
03/28/2022	2933	Insect IQ, Inc.			202.50	22,862.81
03/31/2022	033122ACH1	Frontier Communications	Internet/Phone Amptitheatre 3/7-4/6		146.97	22,715.84
03/31/2022	033122ACH2	Frontier Communications	03/7-04/06 - Phone/Internet gate		311.84	22,404.00
03/31/2022	2934	Pasco County Utilities Services Branch	19707 Sundance Lake blvd. 2/8-3/8		25.48	22,378.52
03/31/2022			Deposit		0.00	22,378.52
03/31/2022			Interest	6.57		22,385.09
03/31/2022				104,028.41	79,984.44	22,385.09
		Deposit	reversal of old duplicate deposit entry		1,529.90	20,855.19
			reversal of multiple old duplicate deposit entries		1,278.00	19,577.19
04/04/2022	040422ACH1	Frontier Communications	Internet/Phone 3/10-4/9		48.61	19,528.58
04/15/2022	506		record transfer to US Bank for Prin/Int pmt due 5/2/22		381,464.74	-361,936.16
04/15/2022			Funds Transfer 4/15/22	500,000.00		138,063.84
04/22/2022	300001	Pasco County Utilities Services Branch	Water & Sewer utility payment		67.07	137,996.77
04/29/2022	513		record April interest - Operating acct	8.43		138,005.20
04/30/2022	ACH	Innovative Employee Solutions			1,883.60	136,121.60
04/30/2022	ACH	Frontier Communications	Phone & internet expense		803.59	135,318.01
04/30/2022	ACH	City of Clearwater	Gas utility payment		1,286.68	134,031.33
04/30/2022	ACH	Pasco County Utilities Services Branch	Water & Sewer utility payment		553.82	133,477.51
04/30/2022	ACH	W.R.E.C.	Electricity utility payment		2,711.17	130,766.34
04/30/2022	ACH	W.R.E.C.	Street lights utility payment		5,209.24	125,557.10
04/30/2022	ACH	Waste Commenions of Florida	Solid waste - recreation facility		57.20	125,499.90
04/30/2022	xfer	Lakeshore Ranch DC acct	Funds Transfer - Debit Card Replenishment		2,000.00	123,499.90
04/30/2022	ACH	Florida Department of Revenue	Sales & Use tax??? / Misc admin exp???		169.14	123,330.76
04/30/2022	ACH	n/a	reversal of old duplicate interest entry		12.41	123,318.35
04/30/2022	Deposit	Arete Industries	reversal of old OS item from bank reconciliation		935.00	122,383.35
04/30/2022	ACH	US Bank	reversal of old duplicate expense entry	4,040.63		126,423.98
04/30/2022	ACH	Frontier Communications	reversal of old duplicate expense entry	804.62		127,228.60
04/30/2022				504,853.68	400,010.17	127,228.60
05/05/2022	100000	United Force Security Group Inc.			19,800.00	107,428.60
05/10/2022	100001	Straley Robin Vericker			9,836.25	97,592.35
05/10/2022	100002	Suncoast Rust Control, Inc.			1,870.00	95,722.35
05/10/2022	100003	U.S. BANK			4,040.63	91,681.72
05/10/2022	100004	United Force Security Group Inc.			1,200.00	90,481.72
05/10/2022	100005	William McLaughlin			1,500.00	88,981.72
05/10/2022	100006	Yellowstone Landscape			27,184.31	61,797.41
05/11/2022	100007	Pasco County Property Appraiser			150.00	61,647.41
05/13/2022	100008	Vesta Property Services, Inc.			42,605.04	19,042.37
05/17/2022	100009	Aramark Refreshment Services			76.88	18,965.49
05/17/2022	100010	Envera Systems			3,077.28	15,888.21
05/17/2022	100011	Yellowstone Landscape			14,135.99	1,752.22
05/17/2022	525	Xfer in from MM acct 5/17/22		100,000.00		101,752.22
05/20/2022	100012	Don Harrison Enterprises			490.00	101,262.22
05/20/2022	100013	Tampa Bay Times			119.20	101,143.02
05/27/2022	100014	Aramark Refreshment Services			746.65	100,396.37
05/27/2022	100015	Clean Sweep Supply Co, Inc.			4,111.74	96,284.63
05/27/2022	100016	DoorKing, Inc			674.85	95,609.78
05/27/2022	100017	dormakaba USA, Inc.			296.04	95,313.74
05/27/2022	100018	Positive Energy Bounce House/Positive Ener			250.00	95,063.74
05/27/2022	100019	Southern Automated Access Service, Inc			382.90	94,680.84
05/27/2022	100020	Southern Automated Access Services			107.90	94,572.94
05/27/2022	100021	Straley Robin Vericker			174.00	94,398.94
05/27/2022	100022	Tampa Bay Telephone			57.05	94,341.89
05/27/2022	100023	Tampa Bay Times			100.76	94,241.13
05/27/2022	100024	United Force Security Group Inc.			7,200.00	90,741.13
05/27/2022	100025	Yellowstone Landscape			1,425.00	89,316.13
05/29/2022	513	record May interest - Operating acct		12.16		89,328.29
05/30/2022	ACH	Innovative Employee Solutions			941.80	88,386.49
04/30/2022	ACH	Frontier Communications	Phone & internet expense		1,320.09	87,066.40
04/30/2022	ACH	City of Clearwater	Gas utility payment		171.60	86,894.80
04/30/2022	ACH	Pasco County Utilities Services Branch	Water & Sewer utility payment		680.63	86,214.17
04/30/2022	ACH	W.R.E.C.	Electricity utility payment		2,886.16	83,328.01
04/30/2022	ACH	W.R.E.C.	Street lights utility payment		5,270.09	78,057.92
04/30/2022	ACH	Waste Commenions of Florida	Solid waste - recreation facility		57.20	78,000.72
04/30/2022	xfer	Lakeshore Ranch DC acct	Funds Transfer - Debit Card Replenishment		1,100.00	76,900.72
05/31/2022				100,012.16	150,340.04	76,900.72

EXHIBIT 14.

Charles L. "Lou" Weissing
8539 May Port Court
Land O' Lakes, FL 34638
CLWeissing@gmail.com
(813) 951-7413

July 11, 2022

Tom O'Grady, LCAM
DPFG MANAGEMENT AND CONSULTING
1540 International Parkway, Ste. 2000
Lake Mary, FL 32746
Tom@BreezeHome.com

Re: *Letter of Interest – Seat 5, Lakeshore Ranch CDD*

Dear Mr. O'Grady:

My wife Fran and I came to Land O' Lakes eighteen years ago, expecting to wind down our careers and retire in this area. We moved into Lakeshore Ranch eighteen months ago to take up a new career: raising our three adopted children. We love the natural beauty here, with birds and raccoons and flower-munching deer. We value the neighborhood friends we've made, the facilities and amenities we use, and the good local schools our kids attend. We are committed to this community, so I submit my statement of interest for the open seat on this District's Board of Supervisors.

I come with some experience, having served on the Board of Wilderness Lake Preserve down the road. I know about the time it takes to do the District's business. Beyond attending meetings, going over financials, and reading agenda, Supervisors must work to propose workable solutions to community problems. A few years ago, I saw my District earned next to nothing on its accounts. I called up banks, brokerages, and other Qualified Depositories to get better rates. We built a C/D ladder that generated more than \$10,000 per year in extra revenue. The Board was able to use that money to rein in assessments or to fund worthy projects, so that time paid dividends for the Board and the community.

I also developed some perspective on the challenge of working together under the Sunshine law. I took the lead at WLP on capital-intensive projects like re-roofing a clubhouse campus. The most challenging venture was replacing the main community playground, especially when one Supervisor tried to hijack the process

and build to suit her own kids' special needs. Other Board members were stunned to learn how much play facilities cost. Our management company (Rizzetta) told us it was unable to guide us on the project. I brought the Board together and developed a plan of action. We set a budget, selected the playground manufacturer and installer, and located a specialized engineer (yes, playground use specialized engineers, and Stantec won't touch those projects!). We had to work through ADA, Pasco permitting, and accessibility issues. All along we kept the residents informed and sought out their input on design and usability. The result is there to see at the Lodge playground in Wilderness Lakes. In fact, Rizzetta took our process as its model and has used our work to guide the rebuild of playgrounds at Connerton and on other properties.

As a Supervisor I would aim to preserve Lakeshore Ranch's physical and human environment, to improve the efficiency of operations, and to enhance the quality of life for all residents. My contact information is laid out in the letterhead above, and my background is described on the next page. I look forward to seeing and speaking with you all at the Board meeting. Thanks for your time and consideration, and if you have any questions, please do not hesitate to call me.

Very truly yours,

Lou Weissing

Charles L. "Lou" Weissing

BACKGROUND

Supervisor for the Preserve at Wilderness Lake CDD (2013-2020). The Board chose me for two terms as Chair and Vice-Chair.

PROFESSIONAL:

Trial attorney in commercial litigation, focused primarily on employment, insolvency, real estate, and securities matters.

Kass, Hodges & Massari (1982-1987).

Smith & Weissing (1987-1992).

Weissing Law (1992-2002).

Investment advisor.

Paine Webber (1998-2000). Held federal Series 7, 63 and 65 Securities licenses; Florida insurance and variable annuity licenses.

Consultant.

Ian Horn, P.A. (Brandon) 2008-2020.

Paul N. Mascia, P.A. (Orlando) 2011-2017.

Nardella Chong, P.A. (Altamonte Springs) 2002-2010.

Cynthia M. Petitjean, P.L. (Brandon) 2008-2012.

Stratton Smith, PLLC (Tampa) 2007-2016.

William A. Wares, P.A. (Tampa) 2007-2018.

EDUCATION:

J.D., University of Florida (1982).

Master's Program, Ohio State University (1977-79).

A.B., *cum laude* with Honors, Georgetown University (1976).

Jesuit High School, Tampa (1972).

OTHER ORGANIZATIONS:

Autism Speaks.

Boy Scouts (Eagle Scout and Assistant Scoutmaster).

Florida Native Plant Society.

Habitat for Humanity.

Little League (coach, manager, Board member).

LifePath Hospice.

St. Mark's Episcopal Church (Vestry).

The Spring.

June 21, 2022

To: The Board of Supervisors of the LakeShore Ranch Community Development District

From: Raymond J. Lotito

Subject: Statement of Interest to Fill Supervisor Seat 5.

Board of Supervisors:

Please accept this as my expression of interest to fill the remaining term for Supervisor Seat 5. I offer the following qualifications to the Board:

- **I am a retired, former Vice President of a national engineering firm with over 25 years of experience running an office with over \$20 million in revenue.**
- **I am a resident of LakeShore Ranch and have been for over 8 years.**
- **While under contract to the CDD's former District Manager, I provided Field Services and Inspections to the LSR CDD. This provided me a unique perspective into the infrastructure of the CDD and its assets.**
- **I have been for the past 4 years, and I am currently a Community Development District Manager for CDDs in Pasco and Hillsborough County.**



Raymond J. Lotito
RLotito@dpfgmc.com

EDUCATION

University of Maryland, Robert H. Smith School of Business

College Park, MD

Master of Business Administration

University of Maryland

College Park, MD

Bachelor of Science, Engineering

PROFESSIONAL PROFILE

Experienced professional engineering with extensive experience in planning governmental contracts, construction, and facilities maintenance.

Specific expertise includes:

- Development of maintenance plans
- Project Planning
- Short & Long-Term Maintenance Fund Budgeting
- Thorough knowledge of NFPA, NEC, Codes & NSPE Specifications
- Complete knowledge of building & landscape maintenance processes, procedures and project management
- USACE and FEMA Procedures & Field Operations
- District and Field Management – Community Development Districts

PROFESSIONAL EXPERIENCE

2018 - Present

DPFG Management and Consulting, Inc. (DPFG),

Inc. – Lake Mary, FL

CDD District Manager

PROFESSIONAL EXPERIENCE

2016 -2017

Atlantic Coast Consulting

Savannah, GA

Sr. Consultant Regional Manager – Provided engineering design & consulting services to local and municipal governments

1992- 2014

SCS Engineers

Long Beach California & Tampa Florida

Vice President – Managed an office with a staff of over 25 engineers, technicians, and support staff revenue more than \$20 million. Managed Federal, Local and Municipal Government contracts

1988- 1992

Hayden-Wegman Engineers

West Palm Beach, Florida & NYC, New York

Project Director – Managed a multi-million-dollar contract for the construction of the Waste-to-Energy Facility in Palm Beach County, Florida

Awards & Accomplishments

University of Florida Center for Solid & Hazardous Waste Management

Advisory Board Director - Current

Solid Waste Association of North America

Past President

US Army Corp of Engineers

USACE – Award for Outstanding Performance

EXHIBIT 15.

Oath of Office

I, _____, a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the Lakeshore Ranch Community Development District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the Lakeshore Ranch Community Development District, Pasco County, Florida.

Print Name

Signature

Date

Sworn to (or affirmed) before me this ____ day of _____, 2022 by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification _____

EXHIBIT 16.

RESOLUTION 2022-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING
FOR AN EFFECTIVE DATE.**

WHEREAS, the Lakeshore Ranch Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desire to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>John Rose</u>	Chairman
<u>Shawn McCaig</u>	Vice - Chairman
<u>Patricia C. Thibault</u>	Secretary
<u>Patricia C. Thibault</u>	Treasurer
<u>Sonia Valentin</u>	Assistant Treasurer
<u>Christine Lagnese</u>	Assistant Secretary
<u>Ronald Mitchell</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12TH DAY OF JULY, 2022.

ATTEST:

**LAKESHORE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

EXHIBIT 17.

Lakeshore Ranch

Community Development District

Request for Proposals

For

Security Services

SECURITY SERVICES REQUEST FOR PROPOSALS

1.1 Introduction

This Request for Proposal (“RFP”) is issued by the Lakeshore Ranch Community Development District (“District”) to solicit competitive proposals for security services for the District (“Proposal(s)”) from qualified persons, firms, or corporations (“Applicants”). The District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. All meetings of the Board of Supervisors (“Board”) are publicly noticed meetings and all decisions of the Board are made at public meetings in compliance with Florida’s Sunshine law. All records of the District are public records pursuant to Florida law. The RFP includes instructions and a scope of work. The contract to be awarded for the security services in the District (“Service Agreement”), is subject to final review and approval by District’s legal counsel prior to execution.

The District consists of a gate/guard house, recreation facilities, including, but not limited to a clubhouse and swimming pool, playground, picnic areas, tennis court, basketball court, and dog park.

1.2 Proposal Selection Procedure

The District anticipates awarding the Service Agreement for the Proposal Most Advantageous to the District. The “Proposal Most Advantageous to the District” means, in the sole discretion of the Board, the proposal (i) submitted by the firm capable and qualified in all respects to perform fully the contract requirements who has the integrity and reliability to assure good faith performance, (ii) the most responsive to the RFP as determined by the Board, and (iii) which is for a cost to the District deemed most reasonable by the Board. Minor variations in the Proposal may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Proposals may not be modified after opening. If only one Proposal is received, the District may proceed with the procurement for contractual services from such Applicant. If no responses to the RFP are received, the District may take whatever steps are reasonably necessary in order to proceed with the procurement of the needed contractual services. If the proposals exceed the amount of funds available to or allocated by the District for the Service Agreement, the Proposals may be rejected. Applicants not receiving a contract award shall not be entitled to recover any costs for proposal preparation or submittal from the District.

1.3 Service Agreement Term

District and the selected Applicant (“Contractor”) will execute a Service Agreement for a term of one (1) year. Anticipated start date will be September 1, 2022.

1.4 Applicant Instructions

Sealed Proposals are invited for all work as defined, suggested, or implied in the RFP, as well as any addenda issued to Applicants prior to the submission of proposals.

The Contractor shall promptly enter into contract negotiations after receiving written notice of the award.

This RFP does not guarantee that a Service Agreement will be awarded. The District expressly reserves the right to reject any or all Proposals at any time or until such time as a Service Agreement is finalized. The District reserves the right to waive any discrepancies or technicalities in any Proposal received. The District further reserves the right to request modification or supplementation of any or all Proposals.

1.5 Proposal Preparation

This RFP includes a Scope of Services which shall be addressed in the Proposal. The District reserves the right to request additional information if clarification is needed.

1.6 Proposal Delivery

One (1) electronic copy and seven (7) hard copies of the Proposal shall be delivered to the District Manager, c/o BREEZE, at the address listed below, no later than 12:00 p.m. on July 22, 2022 (the "Proposal Delivery Date"), at which time all Proposals shall be publicly opened. Please submit Proposals to 1540 International Parkway, Suite 2000 Lake Mary, FL 32746.

Additional information may also be obtained from BREEZE. All completed Proposals shall be submitted in a sealed opaque envelope which states on the outside: "SEALED PROPOSAL FOR THE SECURITY SERVICES OF THE LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT." Proposals communicated by Applicants orally will be rejected. No Proposals will be accepted after the above stated time. Submission extensions will not be allowed unless expressly stated in writing by the District Manager.

1.7 Opening Proposals

All Proposals received prior to the Proposal Delivery Date will be securely kept until the time and date stated above for opening the Proposals at which time all Proposals will be publicly opened at the above referenced offices of the District Manager.

1.8 Interpretation and Addenda

No oral interpretations will be made to any Applicant as to the meaning of the Scope of Services. Interpretations, if made, will be written in the form of an addendum and sent to all Applicants on the bid list.

1.9 Examination of the Site

Each Applicant is required to have visited the areas where the work is to be performed under the Service Agreement and thoroughly familiarized itself with all conditions pertinent to the Service Agreement in total as is indicated in the Scope of Services.

No additional compensation nor relief from any obligation of the Service Agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed. (i.e., general working conditions, accessibility, condition of the premises.)

1.10 Insurability

Each Applicant shall supply with its Proposal evidence of insurability.

1.11 Licenses

Each Applicant is required to hold a Security Guard Agency License, as required by the State of Florida. The license must be in effect on the date of the bid opening date and time. Provide a copy of required license with bidder response to this RFQ. Failure to comply shall result in bid disqualification. Also, its validation must be current during the term of the contract. Failure to hold a current license will result in the immediate cancellation of the agreement.

All permits and/or licenses necessary for the work to be performed under the Security Agreement shall be obtained by the Contractor.

1.12 Proposal Duration

The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the Proposal Delivery Date. During this time, all provisions of the Proposal must be in effect, including prices.

1.13 Pricing Instructions

Applicants shall submit their price information in their Proposal.

1.14 Price Guarantee

Contractor agrees that its pricing to the District shall not increase throughout the term of the Service Agreement.

1.15 Contractor Resume

Each Applicant shall submit with its Proposal a complete resume of experience and qualifications. The information shall include at least the following: years the Applicant's company has been in business, customer references, financials, experience with security services, comparable security services by Applicant, listing of all security services provided in the last five (5) years.

1.16 Signature and Legibility

The name, address and signature of the Applicant and the price information shall be clearly and legibly written on Applicant's Proposal. Applicant's Proposal shall be signed by a person legally authorized to bind the Applicant to a Service Agreement.

1.17 Presentations of Proposals to the Board

The Board may require all Applicants to attend a special meeting to be held in July, at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Boulevard, Land O'Lakes, Florida 34638. The Board reserves the right to schedule the date of the interviews and presentations to a date that will be decided upon at their regular meeting to be held on July 12, 2022 and if so, will provide appropriate notice to the Applicants after the regular scheduled meeting of the special meeting date.

SCOPE OF SERVICES

PURPOSE

The Contractor shall provide unarmed uniformed security services in and around the District during the hours specified below. Contractor will provide a variety of services, implementing security objectives according to policies and procedures which may include, but are not limited to the following general tasks: Entry and egress access control, (*recording of pertinent visitor information including, but not limited to, license plate number and time of entry*), guard house stationed during operating hours as determined by the District, roving patrols of the District, incident and daily operating reports, and responding as necessary to support other life safety duties as identified in post orders and standard operating procedures.

The successful Contractor will provide the services consistent with all local, state and federal rules and regulations applicable to the business they are in and must adhere to professional standards and use due care in performing all services required under this agreement in a manner consistent with generally accepted procedures for approved security companies.

OPERATIONS

Subject to change by the District, the hours of security services are as follows:

168 Hours per week at the main gate – A gatehouse attendant mans the Lakeshore Ranch gatehouse 24 hours a day, 7 days a week.

GENERAL SECURITY SERVICES AND OVERSIGHT

The Contractor will provide security staffing as follows:

- The Contractor will provide Security Guard and Security Staff that possess a Security Guard License, as required by the State of Florida. The Contractor will be responsible for providing security guards who are properly licensed. Provide a copy of required license before rendering service. Failure to comply will result in the immediate cancellation of the agreement.
- The Contractor will provide a Security Guard, and additional staff (which may be either employees or independent contractors of the Contractor, at the sole discretion of the Contractor) as may be necessary to operate the Security Guardhouse and Gate (“Guardhouse”). The Guardhouse will be staffed according to a schedule of operations to be agreed upon by the parties.
- The Contractor will be responsible for the selection, licensing, as required by law, training, payment and supervision of all Security staff.

- The Contractor will use reasonable efforts to select personable, articulate, well-groomed and highly motivated individuals with capabilities to provide security services to the District. The Contractor will use reasonable efforts to make sure the staff exemplifies the District's standards and goals. The Contractor shall furnish all labor, material, supervision, uniforms, equipment, supplies, tools, services, and all other necessary incidental items, as required for Security services.
- The level of staffing and hours of operation will be determined in advance by the District in its sole discretion.

GENERAL VEHICLE ROVER SERVICES

- The contractor shall provide vehicular rover services throughout the community – 7 days a week – 8 hours per day.
- Cost associated with the rover service shall be separated from the cost of the General Security Services.
- The award of the contract does not confirm that the rover services will be guaranteed and awarded by the District.

INSURANCE

The Contractor or any subcontractor performing the work described in this Scope of Services shall maintain throughout the term of the Service Agreement the following insurance:

- (A) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (B) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 1. Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 2. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 3. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- (C) Prior to commencing the work, the Contractor shall add the District as an additional insured to its insurance policies. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

EXHIBIT 18.

Lakeshore Ranch

Community Development District

Request for Proposals

for

Management of

Recreation Facilities

MANAGEMENT OF RECREATION FACILITIES REQUEST FOR PROPOSALS

1.1 Introduction

This Request for Proposal (“RFP”) is issued by the Lakeshore Ranch Community Development District ("District") to solicit competitive proposals for the management of the District’s recreation facilities (“Proposal(s)”) from qualified persons, firms, or corporations (“Applicants”). The District is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. All meetings of the Board of Supervisors (“Board”) are publicly noticed meetings and all decisions of the Board are made at public meetings in compliance with Florida’s Sunshine law. All records of the District are public records pursuant to Florida law. The RFP includes instructions and a proposed scope of work. The contract to be awarded for the management of the amenities and recreational facilities in the District (“Service Agreement”), and is subject to final review and approval by District’s legal counsel prior to execution. The recreation facilities consist of a clubhouse and swimming pool, playground, picnic areas, tennis court, basketball court, dog park and dock. The Service Agreement shall not include any field management or maintenance duties for other areas owned by the District.

1.2 Proposal Selection Procedure

The District anticipates awarding the Service Agreement for the Proposal Most Advantageous to the District. The “Proposal Most Advantageous to the District” means, in the sole discretion of the Board, the proposal (i) submitted by the firm capable and qualified in all respects to perform fully the contract requirements who has the integrity and reliability to assure good faith performance, (ii) the most responsive to the RFP as determined by the Board, and (iii) which is for a cost to the District deemed most reasonable by the Board. Minor variations in the Proposal may be waived by the Board. Mistakes in arithmetic extension of pricing may be corrected by the Board. Proposals may not be modified after opening. If only one Proposal is received, the District may proceed with the procurement for contractual services from such Applicant. If no responses to the RFP are received, the District may take whatever steps are reasonably necessary in order to proceed with the procurement of the needed contractual services. If the proposals exceed the amount of funds available to or allocated by the District for the Service Agreement, the Proposals may be rejected. Applicants not receiving a contract award shall not be entitled to recover any costs for proposal preparation or submittal from the District.

1.3 Service Agreement Term

District and the selected Applicant ("Contractor") will execute a Service Agreement for a term of one (1) year.

1.4 Applicant Instructions

Sealed Proposals are invited for all work as defined, suggested, or implied in the RFP, as well as any addenda issued to Applicants prior to the submission of proposals.

The Contractor shall promptly enter into contract negotiations after receiving written notice of the award.

This RFP does not guarantee that a Service Agreement will be awarded. The District expressly reserves the right to reject any or all Proposals at any time or until such time as a Service Agreement is finalized. The District reserves the right to waive any discrepancies or technicalities in any Proposal received. The District further reserves the right to request modification or supplementation of any or all Proposals.

1.5 Proposal Preparation

This RFP includes a Scope of Services which shall be addressed in the Proposal. The District reserves the right to request additional information if clarification is needed.

1.6 Proposal Delivery

One (1) electronic copy and seven (7) hard copies of the Proposal shall be delivered to the District Counsel, c/o Straley Robin Vericker, at the address listed below, no later than 12:00 p.m. on July 22, 2022 (the "Proposal Delivery Date"), at which time all Proposals shall be publicly opened. Please submit Proposals to John Vericker, Esq., Straley Robin Vericker, 1510 W. Cleveland Street, Tampa, Florida 33606. Additional information may also be obtained from Straley & Robin. All completed Proposals shall be submitted in a sealed opaque envelope which states on the outside: "SEALED PROPOSAL FOR THE MANAGEMENT OF THE LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT RECREATION FACILITIES." Proposals communicated by Applicants orally will be rejected. No Proposals will be accepted after the above stated time. Submission extensions will not be allowed unless expressly stated in writing by the District Counsel.

1.7 Opening Proposals

All Proposals received prior to the Proposal Delivery Date will be securely kept until the time and date stated above for opening the Proposals at which time all Proposals will be publicly opened at the above referenced offices of the District Counsel.

1.8 Interpretation and Addenda

No oral interpretations will be made to any Applicant as to the meaning of the Scope of Services. Interpretations, if made, will be written in the form of an addendum and sent to all Applicants on the bid list.

1.9 Examination of the Site

Each Applicant is required to have visited the areas where the work is to be performed under the Service Agreement and thoroughly familiarized itself with all conditions pertinent to the Service Agreement in total as is indicated in the Scope of Services.

No additional compensation nor relief from any obligation of the Service Agreement will be granted because of lack of knowledge of the site or conditions under which the work will be performed. (i.e., general working conditions, accessibility, condition of the premises.)

1.10 Insurability

Each Applicant shall supply with its Proposal evidence of insurability.

1.11 Proposal Duration

The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the Proposal Delivery Date. During this time, all provisions of the Proposal must be in effect, including prices.

1.12 Pricing Instructions

Applicants shall submit their price information on the Proposal Form.

1.13 Price Guarantee

Contractor agrees that its pricing to the District shall not increase throughout the term of the Service Agreement.

1.14 Contractor Resume

Each Applicant shall submit with its Proposal a complete resume of experience and qualifications. The information shall include at least the following: years the Applicant's company has been in business, customer references, financials, experience with recreation facility management, comparable facilities managed by Applicant, listing of all recreation facilities managed in the last five (5) years.

1.15 Signature and Legibility

The name, address and signature of the Applicant and the price information shall be clearly and legibly written on the Proposal Form. Applicant's Proposal shall be signed by a person legally authorized to bind the Applicant to a Service Agreement.

1.16 Presentations of Proposals to the Board

The Board may require all Applicants to attend a special meeting to be held in July, at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Boulevard, Land O'Lakes, Florida 34638. The Board reserves the right to schedule the date of the interviews and presentations to a date that will be decided upon at their regular meeting to be held on July 12, 2022 and if so, will provide appropriate notice to the Applicants after the regular scheduled meeting of the special meeting date.

SCOPE OF SERVICES

OPERATIONS

Subject to change by the District, the clubhouse hours of operation are as follows:

Saturday: 10:00 a.m. to 9:00 p.m.

Sunday: 12:00 p.m. to 5:00 p.m.

Monday through Friday: 11:00 a.m. to 9:00 p.m.

The clubhouse is closed on Thanksgiving, Christmas, Easter, New Years Day and is closed early on Christmas Eve and New Years Eve.

GENERAL MANAGEMENT AND OVERSIGHT

The Contractor will provide staffing for the Facility as follows:

- The Contractor will provide a full-time Lifestyle Director (the "Lifestyle Director"), and two part-time staff (which may be either employees or independent contractors of the Contractor, at the sole discretion of the Contractor) as may be necessary to operate the Facility. The Facility will be staffed according to a schedule of operations to be agreed upon by the parties.
- The Contractor will be responsible for the selection, training, payment and supervision of all Facility staff.
- The Contractor will use reasonable efforts to select personable, articulate, well-groomed and highly motivated individuals with capabilities to organize, promote and implement programs and services to Facility users. The Contractor will use reasonable efforts to make sure the staff exemplifies the District's standards and goals. The Facility staff will wear standard uniforms with name tags issued and paid for as an operating expense by the District.
- The level of staffing and hours of operation will be determined in advance by the District in its sole discretion.

As a condition to the hiring of a Lifestyle Director, the District will assist the Lifestyle Director in the development of all promotional and informational materials (including flyers, bulletins, calendars, etc.) in order to effectively promote the Facility. Such assistance may include the following:

- Implement a feasible promotion plan for the Facility.
- Train and supervise any personnel involved in the promotion of the programs.
- Create and maintain an attractive bulletin board detailing upcoming recreation activities, programs and events.
- Develop quarterly plans outlining in detail specific promotions, events, activities and anticipated expenditures.
- Work to consistently promote the Facility to Patrons and potential Patrons.

The costs for such promotional materials will be borne by the District as an operating expense.

LIFESTYLE DIRECTOR

The Contractor will provide a full-time lifestyle director for the performance of the following duties associated with managing the Facility:

- Greet Patrons as they enter the Facility;
- Ensure that the Facility is accessed only by approved Patrons;
- Monitor the use and condition of the Facility;
- Provide light cleaning of the Facility;
- Secure and check the Facility;
- Respond to any necessary repairs and recommend to the District when repairs are needed;
- Maintain an inventory of, and order and stock when necessary, supplies and equipment for the operation of the Facility;
- Implement a maintenance and replacement program for equipment;
- Identify trends in the recreation field;
- Recommend and implement (where applicable) on an ongoing basis, capital equipment replacements, additions and operational improvements;
- Prepare and oversee up-to-date policies for the Facility, and make suggestions for new or revised rules for the Facility when appropriate;
- Consistently encourage and promote Patron participation;
- Assist the District in procuring and maintaining all licenses and permits required for the Facility use;
- Resolve any issues requiring attention on behalf of the Patrons; and
- Conduct other related tasks as directed by the District.
- Management of recycling receptacle in parking lot.

Programming Components. Contractor will create a wide array of leisure programs and activities for community residents that will be promoted through a monthly calendar of events and other promotional materials developed by the Contractor and made available to all Patrons.

Coordination with Outside Entities. The Contractor will interact and coordinate with any other contractors or other entities engaged by the District to provide materials and/or services at the Facility, and the Contractor will promptly notify the District of any matters requiring the District's attention. At the District's request, the Contractor will assist with negotiating, purchasing and/or securing bids for contracted District services and facilitate such proposals for consideration by the District.

Consultation. At the District's request, the Contractor will assist with budgeting issues, policy recommendations and enforcement, safety/security recommendations, establishing rates and policies for the Facility and other matters of importance for the operation of the Facility in its ordinary course.

Attendance at Meetings. At the District's request, the Lifestyle Director will attend the District's monthly meetings and be prepared to report to the District's Board regarding the general management of the Facility, summarizing operations, programming, participation levels and any other areas pertinent to the operation of the Facility.

Facility Maintenance Plan. In cooperation with the District and within 90 days from the execution of this Agreement, the Contractor will develop and implement, to the reasonable satisfaction of the District, a facility maintenance plan setting forth a policy for the provision of the maintenance services described in this Agreement including a timetable for providing those services on a regular basis.

Emergency Action Plan. In cooperation with the District and within 90 days from the execution of this Agreement, the Contractor will develop and implement, to the reasonable satisfaction of the District, an Emergency Action Plan setting forth a policy for the Facility designed to protect staff and Patrons from serious injury, property loss, or loss of life, in the event of an actual or potential major disaster, which may include, but not be limited to, any of the following: fire, tornado, earthquake, bomb threat, hazardous chemical spill, or other hazardous event.

Inspections. The Contractor will conduct regular inspections of the Facility. The Contractor will take action to report any irregularities to the District and will correct any irregularities in accordance with the terms of this Agreement.

Investigation and Report of Accidents/Claims. The Contractor will promptly investigate and provide a written report as to all accidents or claims for damage relating to the Facility, including any damage or destruction of the property. The Contractor will cooperate with and make any and all reports required by any insurance company or the District in connection therewith. The Contractor will not file any claims with the District's insurance company without the prior consent of the District.

Adherence to District Rules, Regulations and Policies. The Contractor's staff will be familiar with all District policies and procedures and will ensure that all persons using the Facility are informed with respect to the rules, regulations and notices. The Lifestyle Director has the authority to have Patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.

FACILITY ATTENDANTS

The Contractor will provide for the performance of the following duties associated with managing the Facility:

- Greet Patrons as they enter the Facility;
- Ensure that the Facility is accessed only by approved Patrons;
- Monitor the use and condition of the Facility;
- Provide light cleaning of the Facility;
- Secure and check the Facility;
- Light clerical duties;
- Respond to any necessary repairs and recommend to the Lifestyle Director when repairs are needed;
- Assist with events and activities for the Patrons.

SWIMMING POOL MAINTENANCE SERVICES

The Contractor will provide the following duties in order to maintain the Facility pool(s):

- Operate filtration system and recirculation system, backwashing as needed. Clean all strainers, maintain pool at proper water level and maintain filtration rates. Check valves for leaks, as well as other components, and maintain in proper condition.
- Manually skim, brush and vacuum pool(s).
- Check pool water quality and complete equivalent to DH Form 921 3/98 Swimming Pool Report, as required by Chapter 64E-9.004(13), FAC, per site visit.
- Conduct necessary tests for proper pool chemicals as required to maintain water quality within the requirements of Chapter 64E-9.004(d).
- Advise the District of any necessary repairs, cleaning, or replacement items required due to "normal wear & tear," "acts of God," or vandalism. Such repairs will be billed separately, upon approval of the District.
- The Contractor will follow the District's preset approval process and guidelines for minor repairs and maintenance.
- Note: All pool chemicals necessary to perform the above maintenance, as well as chemicals required for special treatment of stains, metals sequestering, foam removal, oil removal, phosphate and nitrate removal, mustard and black algae treatment and super chlorination, will be used as needed and billed separately. Additional service and/or chemicals required due to natural disasters or gale-force winds (or stronger) will be billed separately.
- Such maintenance will be performed three (3) times per week year around.

CLUBHOUSE AND BATHROOM JANITORIAL SERVICES

The Contractor will provide the following duties in order to maintain the cleanliness of the Facility's indoor space and bathroom areas:

- Maintain the general appearance of all indoor spaces at all times.

- Provide emergency maintenance services as necessary.
- Vacuum carpet, dust, mop all tiled areas, clean windows and bathrooms, and clean tiled areas.
- In addition to vacuuming, maintain carpeting by treating stained areas.
- Bathroom cleaning includes all toilets, bases behind toilets, counters, mirrors and shower stalls. Soap dispensers will be cleaned and filled when necessary. Paper product dispensers will be restocked as needed (costs of paper products and soap are not included).
- Window cleaning includes window ledges and blinds.
- Dusting includes window ledges, vents, furniture bases, shelves, picture frames, desks and tables.
- Cleaning of tiled areas includes dust mopping, damp mopping and baseboards.
- Storage closet will be kept in an orderly condition. Equipment and cleaning supplies will be properly stored.
- Cleaning supplies and chemicals will be billed separately.
- Such maintenance will be performed two (2) times per week year around.

GENERAL FACILITY MAINTENANCE & REPAIR SERVICES

The Contractor will provide a full-time maintenance person to perform the following maintenance services:

- Swimming Pool Deck: Blow off entire pool deck, arrange furniture, empty and clean all waste receptacles, adjust umbrellas, clean BBQ grill(s), control algae growth around pool area and pressure wash area.
- Playground and Picnic Areas: Check equipment and make any necessary repair, clean park equipment and maintain weed and algae control.
- Tennis Court & Basketball Court: Pressure wash as needed, pick up any litter, empty waste receptacles and clean off courts.
- Dog Park: Empty waste receptacles and pick up litter.
- Dock: Control cobwebs, pressure wash as needed, empty receptacles, check and clean boating equipment.
- Exterior of Building(s): Pressure washing, control cobwebs, touch up painting, and clean out wood-burning fireplace.
- Interior of Building(s): Change A/C filters, replace light bulbs, control cobwebs, spot treat carpet, touch-up painting as needed, clean gym equipment, monitor doors and resolve any problems.
- Parking Lot: Pick up litter and blow off debris.
- Landscaping: Water all potted plants, pick up any debris around landscaping and replace landscape light bulbs.
- Repairs: The Contractor will follow the District's preset approval process and guidelines for minor repairs and maintenance.
- Supplies and Equipment: All general maintenance supplies and equipment will be billed separately.

- The Contractor shall provide the anticipated time, the Contractor will need to perform the foregoing maintenance work per week to accomplish the foregoing services.